

*All voted as submitted except
Z-11073-11082, Z-11141, & Z-11173 as
amended.*

*MARY
MEALEY*

MEMORANDUM

FEBRUARY 11, 1988

Doc. 5017

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: NEW SUBMISSIONS

3.	Z-10856-10858	3/1/88	Forest Hills Cemetery 109-123 Morton Street, Jamaica Plain
5.	Z-10882	3/10/88	Paul W. Gibson 254 West Third Street, South Boston
6.	Z-10907	2/23/88	Carl Tucci 42 Greenwich Street, Dorchester
9.	Z-10920	2/16/88	Thomas G. Parks 40 Savin Street, Roxbury
16.	Z-10979	3/1/88	Language & Cognitive Development, Inc. 11 Wyman Street, Jamaica Plain
17.	Z-11009	2/23/88	Carl Tucci 38 Orchardfield Street, Dorchester
18.	Z-11011	3/10/88	Peter Kourtoulidis 85 Centre Street, Roxbury
21.	Z-11021	3/10/88	Julian Berrios 11-17A Blue Hill Avenue, Roxbury
22.	Z-11073-11082	3/10/88	Boston Chatauqua Properties, Inc. 54-64 Wren Street & 11-12-14 Boxford Terrace West Roxbury
24.	Z-11098	2/18/88	Dr. Thomas Walshe 256 West Newton Street, Boston
26.	Z-11116	2/16/88	Kevin Carey 98R Foster Street, Brighton
30.	Z-11122	2/16/88	Stuart P. Kermes & Robert Lewis, Jr. 45 Danforth Street, Jamaica Plain
36.	Z-11129	2/16/88	Bernard Kelly 7 Church Court, Charlestown

39.	Z-11137	2/23/88	McDonald's Corporation 301 Warren Street, Roxbury
42.	Z-11143	2/18/88	Roger J. Knapp 888 East Second Street, South Boston
44.	Z-11146	2/18/88	John G. Kerr 6 Howell Street, Dorchester
46.	Z-11148	2/18/88	Mass Osteopathic Hospital 226 South Huntington Avenue, Jamaica Plain
47.	Z-11149	2/18/88	Joseph Sullivan 135 Moss Hill Road, Jamaica Plain
48.	Z-11150	2/18/88	J.F. Pendleton Co., Inc. 144-146 Thornton Street, Roxbury
56.	Z-11169	2/18/88	John F. Modzelewski 494-496 Commercial Street, Boston
60.	Z-11173	2/23/88	Barry Hoffman, Trustee 755 Boylston Street, Boston
68.	Z-11194-11195	3/1/88	Antoni Kruczynski 159-161 Sydney Street, Dorchester
78.	Z-11238	3/10/88	Andrew B. Constantino 21 Charter Street, Boston
81.	Z-11241	3/10/88	R.P. Properties Laura E. Wyckoff 773A-773 Tremont Street, Boston
83.	Z-11243	3/10/88	4 Liberty Square Associates Petros Palandjian 112-116 State Street, Boston
84.	Z-11245	3/10/88	Eliza J. Newell 91 Geneva Avenue, Dorchester
90.	Z-11100	2/23/88	Michael J. Capizzi Planning and Development Corporation 108 Kilbarnock Street, Boston

MEMORANDUM

FEBRUARY 11, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 89 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2	1	2	
Back Bay	1	1	3	1
Beacon Hill			1	
Charlestown	1	1		2
Chinatown				1
City Proper	2			2
Dorchester	3	4		6
East Boston	3	1		1
Fenway				
Government Center				
Hyde Park	1			
Jamaica Plain	3	3		3
Kenmore				
Mattapan		1		1
North End				
Roslindale	1			
Roxbury	2	3		5
South Boston	5	3		3
South Cove				
South End	9			
West Roxbury	4	1		

Allston-Brighton

Denial Z-11251. 49 Saybrook St. Rear deck addition.
w/o
Prejudice

ZON8/TT/021088/1

Approval Z-11252. 40-42 Portsmouth St. Enclose porch.
Approval Z-10921. 33 Egremont Rd. Six to seven apartments.
Denial Z-10930. 1288 Commonwealth Ave. Six to eight apartments.
Denial Z-11116. 98r Foster St. Addition to accessory garage.
w/o
Prejudice

Back Bay

Denial Z-11013. 331 Beacon St. Rooftop addition.
w/o
Prejudice
Denial Z-11125. 18-19 Arlington St. Take-out restaurant.
Approval Z-11134. 149 Beacon St. Parking space.
Denial Z-11098. 256 West Newton St. Eight professional offices.
w/o
Prejudice
Denial Z-11173. 755 Boylston St. Addition to office structure.
w/o
Prejudice

Beacon Hill

Denial Z-11127. 1 Putnam Ave. Two-family dwelling.
w/o
Prejudice

Charlestown

Deferral Z-11236. 127 Main St. Authority review and community meeting.
Deferral Z-11128. 23-24 Common St. Four apartments.
Approval Z-11129. 7 Church Court. Two to four family dwelling; rear addition.
Approval Z-11170. 11 Ludlow St. Rear deck addition.

Chinatown

Deferral Z-11166. 180-188 Shawmut Ave. Review with community.

City Proper

Approval Z-11239. 101-109 State St. Take-out restaurant.

Approval Z-11240. 80-82 Summer St. Take-out restaurant
Deferral Z-10366. 64-74 Franklin St. Office building additions.
Deferral Z-11243. 112-116 State St. Take-out restaurant.

Dorchester

Deferral Z-11153- 139, 161-173A Walnut St. Review with community.
11162.
Deferral Z-10907. 42 Greenwich St. Legalize occupancy; erect dormers.
Denial Z-10934. 561 Dudley St. Repair shop garage, sale of auto parts.
Deferral Z-11009. 38 Orchardfield St. Two-family dwelling.
Denial Z-11085. 1053 Dorchester Ave. Parking for ten cars.
Approval Z-11144. 428 Talbot Ave. One to three-family dwelling.
Denial Z-11146. 6 Howell St. One to two-family dwelling.
Approval Z-11171. 37 Mather St. Legalize two-family selling; dormer
addition.
Denial Z-11231. 83 Lonsdale St. Two to three-family dwelling.
Approval Z-11237. 29 Ocean St. Three dormer additions.
Deferral Z-11245. 91 Geneva Ave. Beauty parlor.
Deferral Z-11120- 794-798 Dorchester Ave. Legalize four and eight
11121. apartments.
Deferral Z-11194- 159-161 Sydney St. One-family dwelling.
11195

East Boston

Approval Z-11133. 12 Chelsea St. Two to three-family dwelling.
Denial Z-11147. 168 Cottage St. Eight to nine apartments.
Approval Z-11232. 191 Falcon St. Two-family dwelling.
Approval Z-11190. 422 Summer St. One to two-family dwelling.
Deferral Z-11200. 202 Lexington St. Legalize three-family dwelling.

Hyde Park

Approval Z-10868. 81r Arlington St. Accessory garage.

Jamaica Plain

Denial Z-11115. 15 Robinhood Ave. Reconstruct retaining wall.
Approval Z-10856- 109-123 Morton St. Combine lots.
10858.
Approval Z-10979. 11 Wyman St. Inadvertently refused.
Deferral Z-11122. 45 Danforth St. Health and fitness club.
Deferral Z-11148. 226 South Huntington Ave. Group care residence.
Deferral Z-11149. 135 Moss Hill Rd. Indoor swimming pool.
Denial Z-11228. 68 Day St. Addition to church.
Denial Z-11254. 1 & 3 Regent Circle. Two to three-family dwelling.
Approval Z-11193. 8 Dresden St. Extend apartment to basement.

Mattapan

Deferral Z-10648. 80 Goodale Rd. Two-family dwelling.
Denial Z-11248. 38-40 Rosewood St. Two to three-family dwelling.

North End

Approval Z-11165. 350 North St. Greenhouse addition.
Denial Z-11238. 21 Charter St. Twelve to sixteen apartments.
Z-11169. 494-496 Commercial St. One-story addition.

Roslindale

Approval Z-11138. 718 American Legion Highway. Take-out restaurant.

Roxbury

Approval Z-10920. 40 Savin St. Dormer, porch addition.
Deferral Z-10936. 68 Waumbeck St. Two to three-family dwelling.
Deferral Z-11011. 85 Centre St. Restaurant.
Denial Z-11021. 11-17A Blue Hill Ave. Used car sales.
Deferral Z-11137. 301 Warren St. Take-out restaurant
Denial Z-11150. 144-146 Thornton St. Parking of trucks and equipment.
Approval Z-11191. 151 Crawford St. Enclose rear porch.

Denial Z-11164. 19-19A Burney St. Basement apartment.
Deferral Z-11192. 2991 Washington St. Three to four-family dwelling.
Deferral Z-11137. 301 Warren St. Take-out restaurant.

South Boston

Deferral Z-10915. 312-320 West Third St. Address issues.
Deferral Z-11127. 540 East Broadway. Address issues.
Deferral Z-11119. 476-478 East Third St. Two-family dwelling.
Approval Z-11123. 6 Bantry Way. One-story addition.
Denial Z-11143. 888 East Second St. One to two-family dwelling.
Approval Z-11230. 14 Rogers St. Two-family dwelling.
Approval Z-11242. 52 O St. Three to four-family dwelling.
Approval Z-11246. 134 K St. Legalize two apartments and restaurant.
Approval Z-11168. 115 Bolton St. One-family dwelling.
Denial Z-11181. 1520 Columbia Rd. Extend occupancy.
Denial Z-10882. 254 West Third St. Two to four apartments, roof deck.

South End

Approval Z-10971. 9 Rutland St. Lodging house to four apartments.
Approval Z-11118. 106 Appleton St. Legalize four-family dwelling.
Approval Z-11124. 26 Hanson St. Three to four-family dwelling.
Approval Z-11151. 33 East Springfield St. Three to four apartments.
Approval Z-11241. 773A-773 Tremont St. One-story addition.
Approval Z-11167. 56A-56 Berkeley St. Restaurant.
Approval Z-11178. 263 Shawmut Ave. Three to four-family dwelling.
Approval Z-11197- 63-69 Northampton St. and 691-697 Massachusetts Ave.,
11198. continue use of parking lots.
Approval Z-11019. 208 West Canton St. Five apartments.

West Roxbury

Approval Z-10927. 1996 Centre St. Clinic.

Approval Z-11141. 1505 VFW Parkway. Inadvertent letter of refusal.

Denial Z-11172 & 36-38 Maplewood St. One to two-family dwellings.
11184

Approval Z-11073- 54-64 Wren St. and 11-14 Boxford Ter, nine one-family
11082. dwellings.

Approval Z-11187. 4 Buchanan Rd. Addition to one-family dwelling.

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

Hearing

- | | | | |
|------|---------------------------------|---------|--|
| 1. | Z-10366 | 2/16/88 | Combined Jewish Philanthropies of
Greater Boston
64-74 Franklin Street, Boston |
| 2. | Z-10648 | 2/16/88 | Bruce J. MacKay
80 Goodale Road, Mattapan |
| * 3. | Z-10856-10858 | 3/1/88 | Forest Hills Cemetery
109-123 Morton Street, Jamaica Plain |
| 4. | Z-10868 | 2/18/88 | Stephan J. Colantuno
81R Arlington Street, Hyde Park |
| * 5. | Z-10882 | 3/10/88 | Paul W. Gibson
254 West Third Street, South Boston |
| * 6. | Z-10907 | 2/23/88 | Carl Tucci
42 Greenwich Street, Dorchester |
| 7. | Z-10915 | 2/23/88 | Barbara Buckley
312-320 West Third Street, South Boston |
| 8. | Z-10917
SEPARATE ITEM | 3/1/88 | 32 Garrison Street Realty Trust
Michael A. Leabman, Trustee
32 Garrison Street, Boston |
| * 9. | Z-10920 | 2/16/88 | Thomas G. Parks
40 Savin Street, Roxbury |
| 10. | Z-10921 | 2/16/88 | Leslie Zenga, Trustee
33 Egremont Street, Brighton |
| 11. | Z-10927 | 2/18/88 | Centre Street Realty Trust
Jacqueline C. Sills, Agent
1996 Centre Street, West Roxbury |
| 12. | Z-10930 | 2/23/88 | Jon B. & Esta S. Margolis
1288 Commonwealth Avenue, Brighton |
| 13. | Z-10934 | 2/23/88 | Jose Liriano
561 Dudley Street, Dorchester |
| 14. | Z-10936 | 2/23/88 | James Canapy
68 Waumbeck Street, Roxbury |
| 15. | Z-10971 | 2/16/88 | Allan S. Toledano, Trustee
9 Rutland Square, Boston |
| *16. | Z-10979 | 3/1/88 | Language & Cognitive Development, Inc.
11 Wyman Street, Jamaica Plain |

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

		<u>Hearing</u>	
*17.	Z-11009	2/23/88	Carl Tucci 38 Orchardfield Street, Dorchester
*18.	Z-11011	3/10/88	Peter Kourtoulidis 85 Centre Street, Roxbury
19.	Z-11013	3/10/88	Steven Finn 331 Beacon Street, Boston
20.	Z-11019	2/18/88	Allan S. Toledano, Trustee 308 West Canton Street, Boston
*21.	Z-11021	3/10/88	Julian Berrios 11-17A Blue Hill Avenue, Roxbury
*22.	Z-11073-11082	3/10/88	Boston Chatauqua Properties, Inc. 54-64 Wren Street & 11-12-14 Boxford Terrace West Roxbury
23.	Z-11085	3/1/88	Thomas B. Kelley 1053 Dorchester Avenue, Dorchester
*24.	Z-11098	2/18/88	Dr. Thomas Walshe 256 West Newton Street, Boston
25.	Z-11115	3/10/88	Elizabeth Perrin 15 Robinwood Avenue, Jamaica Plain
*26.	Z-11116	2/16/88	Kevin Carey 98R Foster Street, Brighton
27.	Z-11118	2/16/88	Harold J. Bausemer 106 Appelton Street, Boston
28.	Z-11119	2/16/88	Rimvydas M. Veitas 476-478 East Third Street, South Boston
29.	Z-11120-11121	2/16/88	Ronald Holmes 794-798 Dorchester Avenue, Dorchester
*30.	Z-11122	2/16/88	Stuart P. Kermes & Robert Lewis, Jr. 45 Danforth Street, Jamaica Plain
31.	Z-11123	2/16/88	Virginia A. Lane 6 Bantry Way, South Boston
32.	Z-11124	2/16/88	Michael Bolis 26 Hanson Street, Boston

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

Hearing

33.	Z-11125	2/16/88	Irving M. Saunders Trust Edward C. Grant, Agent 18-19 Arlington Street, Boston
34.	Z-11127	2/16/88	Courthouse Realty Trust 540 East Broadway, South Boston
35.	Z-11128	2/23/88	Navid Realty Trust 23-24 Common Street, Charlestown
*36.	Z-11129	2/16/88	Bernard Kelly 7 Church Court, Charlestown
37.	Z-11133	2/23/88	Michael Duggan 12 Chelsea Street, East Boston
38.	Z-11134	2/16/88	149 Beacon Street Association Geoffrey A. Hakim 149 Beacon Street, Boston
*39.	Z-11137	2/23/88	McDonald's Corporation 301 Warren Street, Roxbury
40.	Z-11138	2/23/88	McDonald's Corporation 718 American Legion Highway, Roslindale
41.	Z-11141	2/16/88	Clair's Realty Trust 1505 V.F.W. Parkway, West Roxbury
*42.	Z-11143	2/18/88	Roger J. Knapp 888 East Second Street, South Boston
43.	Z-11144	2/18/88	Jean C. Gracisse 428 Talbot Avenue, Dorchester
*44.	Z-11146	2/18/88	John G. Kerr 6 Howell Street, Dorchester
45.	Z-11147	2/18/88	Monte Marrocco 168 Cottage Street, East Boston
*46.	Z-11148	2/18/88	Mass Osteopathic Hospital 226 South Huntington Avenue, Jamaica Plain
*47.	Z-11149	2/18/88	Joseph Sullivan 135 Moss Hill Road, Jamaica Plain
*48.	Z-11150	2/18/88	J.F. Pendleton Co., Inc. 144-146 Thornton Street, Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

		<u>Hearing</u>	
49.	Z-11151	2/18/88	Robert C. Johnson, Jr. 33 East Springfield Street, Boston
50.	Z-11153-11162	2/18/88	Port Norfolk Condominium, Inc. 139, 161-173A Walnut Street, Dorchester
51.	Z-11164	2/18/88	David Weisman 19-19A Burney Street, Roxbury
52.	Z-11165	2/18/88	Daneil Curll 350 North Street, Boston
53.	Z-11166	2/18/88	Boston Redevelopment Authority CCBA Limited Partnership (designated developer) 180-188 Shawmut Avenue, Boston
54.	Z-11167	2/18/88	Carbones Realty Trust Evan Pappastathis, Trustee 56A-56 Berkeley Street, Boston
55.	Z-11168	2/18/88	Flygoe Realty Trust 115 Bolton Street, South Boston
*56.	Z-11169	2/18/88	John F. Modzelewski 494-496 Commercial Street, Boston
57.	Z-11170	2/18/88	Eric Holm 11 Ludlow Street, Charlestown
58.	Z-11171	2/18/88	Francis X. McCauley 37 Mather Street, Dorchester
59.	Z-11172, Z-11184	2/18/88	Anthony Palumbo 36 & 38 Maplewood Street, West Roxbury
*60.	Z-11173	2/23/88	Barry Hoffman, Trustee 755 Boylston Street, Boston
61.	Z-11178	3/1/88	Kwong Yuet Sim Lee 263 Shawmut Avenue, Boston
62.	Z-11181	2/23/88	John R. Kelly 1520 Columbia Road, South Boston
63.	Z-11187	2/18/88	John M. Price 4 Buchanan Road, West Roxbury
64..	Z-11190	3/1/88	Bonnie B. LaVoie 422 Sumner Street, East Boston
65.	Z-11191	2/23/88	Edna Jones 151 Crawford Street, Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

Hearing

66.	Z-11192	3/1/88	Richard M. DeNicola, Trustee 2991 Washington Street, Roxbury
67.	Z-11193	3/1/88	Phyllis D. Bluhm 8 Dresden Street, Jamaica Plain
*68.	Z-11194-11195	3/1/88	Antoni Kruczynski 159-161 Sydney Street, Dorchester
69.	Z-11197-11198	3/1/88	Donald Corey, Trustee 691-697R Massachusetts Avenue & 63-69 Northampton Street, Boston
70.	Z-11200	3/1/88	John Goodwin 202 Lexington Street, East Boston
71.	Z-11227	3/1/88	Putnam Realty Trust One Putnam Avenue, Boston
72.	Z-11228	3/1/88	Pentecostal Church 68 Day Street, Jamaica Plain
73.	Z-11230	3/1/88	Thomas A. Moore 14 Rogers Street, South Boston
74.	Z-11231	2/23/88	Thomas B. Francis, Jr. 83 Lonsdale Street, Dorchester
75.	Z-11232	3/1/88	Michael Modica 191 Falcon Street, East Boston
76.	Z-11236	3/1/88	Richard C. Held 127 Main Street, Charlestown
77.	Z-11237	3/1/88	James A. & Ann S. Baecker 29 Ocean Street, Dorchester
78.	Z-11238	3/10/88	Andrew B. Constantino 21 Charter Street, Boston
79.	Z-11239	3/10/88	Buttonwood Associates 101-109 State Street, Boston
80.	Z-11240	3/10/88	Devonshire Associates 80-82 Summer Street, Boston
*81.	Z-11241	3/10/88	R.P. Properties Laura E. Wyckoff 773A-773 Tremont Street, Boston

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 11, 1988

		<u>Hearing</u>	
82.	Z-11242	3/10/88	Louis C. Miller 52 O Street, South Boston
*83.	Z-11243	3/10/88	4 Liberty Square Associates Petros Palandjian 112-116 State Street, Boston
*84.	Z-11245	3/10/88	Eliza J. Newell 91 Geneva Avenue, Dorchester
85.	Z-11246	3/10/88	Ethel Rekowski 134 K Street, South Boston
86.	Z-11248	3/10/88	Nancy B. Cook 38-40 Rosewood Street, Mattapan
87.	Z-11251	3/10/88	Dennis J. Dempsey 49 Saybrook Street, Brighton
88.	Z-11252	3/10/88	Thomas A. Gorman, Jr. 40-42 Portsmouth Street, Brighton
89.	Z-11254	3/10/88	Charles R. Kleinsmith 1-3 Regent Circle, Jamaica Plain
*90.	Z-11100	2/23/88	Michael J. Capizzi Planning and Development Corporation 108 Kilmarnock Street, Boston

*NOT INCLUDED IN ORIGINAL SUBMISSION

Hearing: 2/16/88 Z-10366
Combined Jewish Philanthropies
of Greater Boston
64-74 Franklin Street
Boston

Site: Five- and six-story structures.

District(s): General business (B-10)

Purpose: Erect three- and four-story additions to office structures.

Violation(s): Insufficient rear yard, setback of parapet, and off-street loading.

VOTED: In reference to petition Z-10366, Combined Jewish Philanthropies of Greater Boston, 64-74 Franklin Street, Boston, for three variances to erect three- and four-story additions to office structures in a general business (B-10) district, the Boston Redevelopment Authority recommends deferral until a Final Adequacy Determination is issued. The project is currently under review and has submitted a Project Notification Form and a Draft Project Impact Report consistent with Article 31 of the Boston Zoning Code. A Preliminary Adequacy Determination has been issued, and Final Project Impact Report will be submitted. The proposed project at 64-74 Franklin Street includes the renovation of and addition to two nineteenth century commercial buildings. The renovation includes reconstruction of the building interiors and of the Arch Street and Franklin Street facades. The existing buildings include 55,800 gross square feet of office and ground floor retail space, and have a maximum height of 86 feet. With the addition, the proposed project will include 88,400 square feet of office and retail space and will have a height of 125 feet. The proposed addition is set back 21 feet from the Franklin Street facade and will be clad in masonry materials.

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88 Z-10648
Bruce J. MacKay
80 Goodale Road
Mattapan

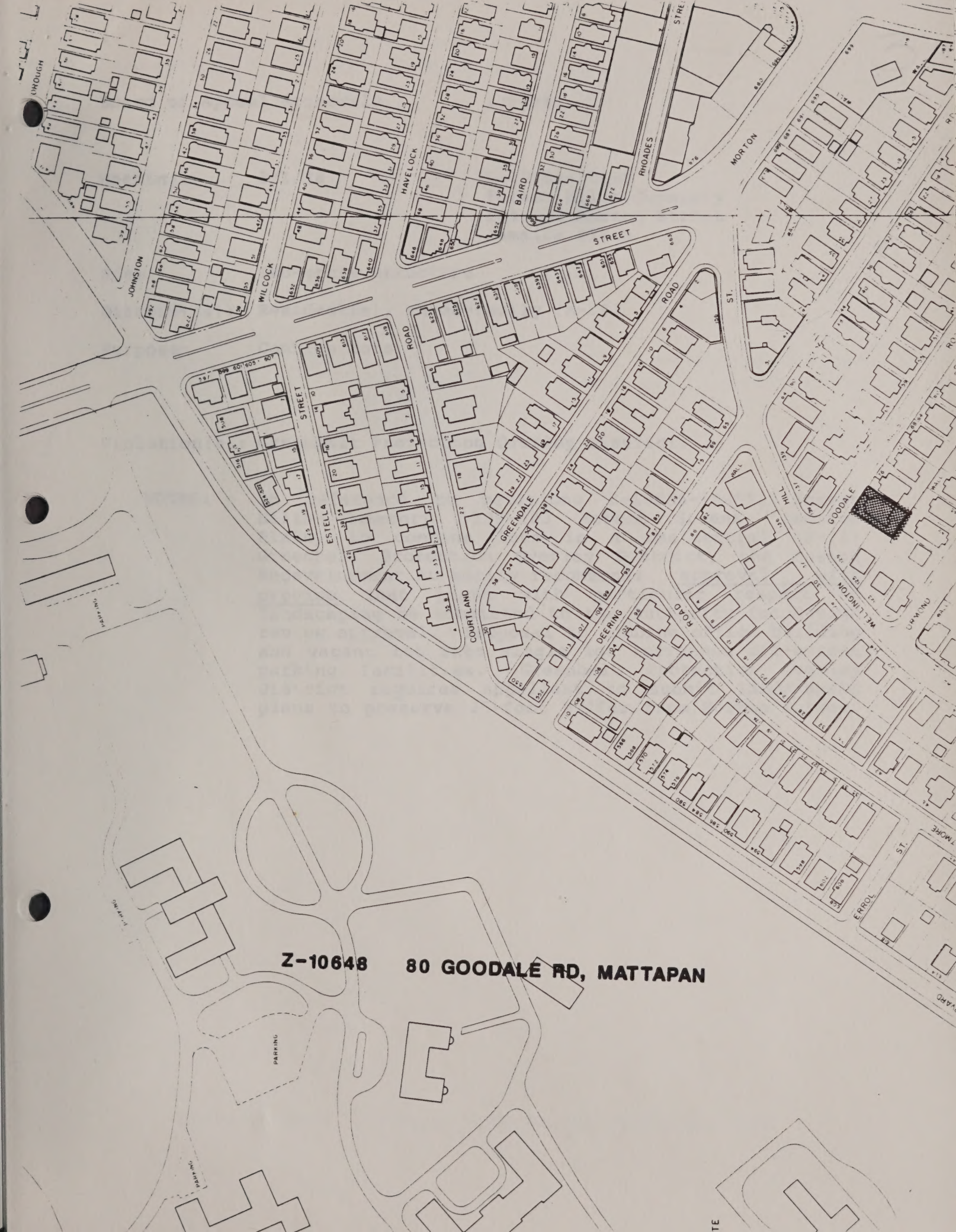
Site: 4,410 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10648, Bruce J. MacKay, 80 Goodale Road, Mattapan, for variance to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with community to review plans as well as to address design issues which would help the exterior blend into the existing neighborhood fabric.



Z-10648 80 GOODALE RD, MATTAPAN

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88 Z-10856-10858
Forest Hills Cemetery
109-123 Morton Street
Jamaica Plain

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine lots.

Violation(s): Greenbelt Protection Overlay District.

VOTED: In reference to petitions Z-10856-10858, Forest Hills Cemetery, 109-123 Morton Street, Jamaica Plain, to combine lots in a residential (R-.8) Greenbelt Protection Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping be submitted to the Authority for design review approval. Proposal to combine office building and vacant lot into single lot increases off-street parking facilities. Greenbelt Protection Overlay District requires appellant to submit landscaping plans to preserve 25-foot buffer from Morton Street.



Z-10856-10858 109-123 MORTON ST, JAMAICA PLAIN

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-10868
Stephan J. Colantuno
81R Arlington Street
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect accessory garage.

Violation(s): Excessive height of accessory building.

VOTED: In reference to petition Z-10868, Stephan J. Colantuno, 81R Arlington Street, Hyde Park, for variance to erect accessory garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the Code maximum height requirement of fifteen feet not be exceeded; that plans with particular respect to height, location, and building materials be submitted to the Authority for design review approval.



Z-10868

81R ARLINGTON ST, HYDE PARK

Hearing: 3/10/88 Z-10882
Paul W. Gibson
254 West Third Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two to four apartments; erect rear roofdeck addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-10882, Paul W. Gibson, 254 West Third Street, South Boston, for forbidden use and four variances for change of occupancy from two to four apartments and erect rear roofdeck addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Off-street parking is not provided. Neighborhood residents and associations are recommending a ratio of 1:1 for apartments to parking spaces. Basement and third-floor apartments are substandard in size, approximately 595 and 450 square feet respectively (kitchen and bath included. Plans indicate that kitchens and baths in the basement and third-floor apartments are located in different areas than those in the second- and third-floor apartments causing additional soil stacks (ventilation) to protrude from the roof of the building. Natural daylight in the basement apartment would be minimal as plans indicate a one-foot (approximate) side yard to the left of the building and a four-foot (approximate) side yard to the right of the building. Plans show secondary egress from the third-floor apartment is via a fire ladder which is not allowed under the City's Building Code. Roofdeck is inappropriate as it would limit the privacy of abutters and has the potential for creating undesirable noise and safety issues in this densely-settled residential neighborhood.

Z-10882

254 WEST THIRD ST SOUTH BOSTON



Board of Appeal Referrals

2/11/88

6

Hearing: 2/23/88 Z-10907
Carl Tucci
42 Greenwich Street
Dorchester

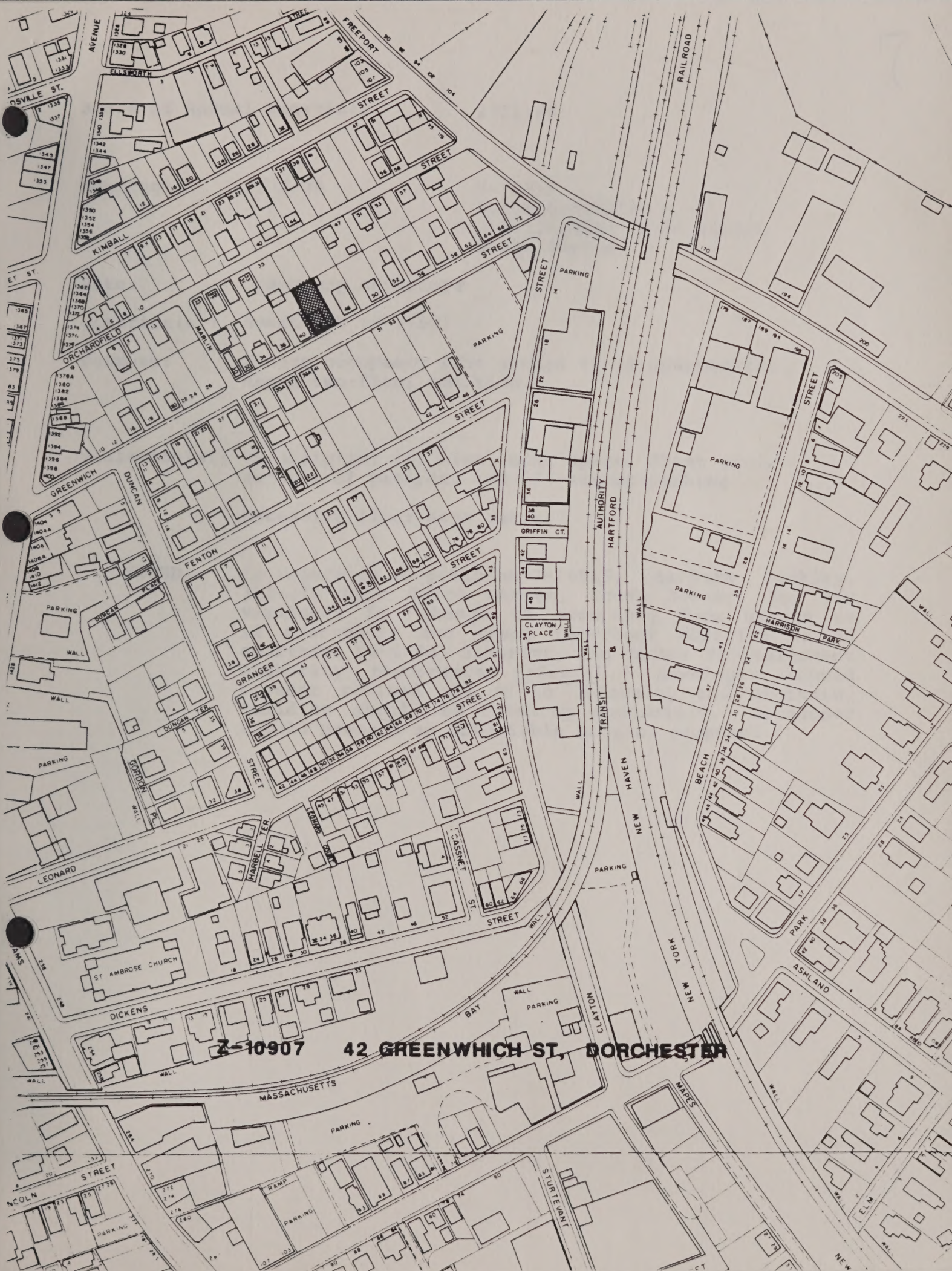
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling; erect
two dormer additions.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-10907, Carl Tucci, 42
Greenwich Street, Dorchester, for two variances
to legalize occupancy as two-family dwelling and
erect two dormer additions in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends deferral. No record of legal
occupancy. Residents are concerned. Specific
issues are number of units, off-street parking,
and possibility of negative precedent for largely
single-family neighborhood.



Z-10907

42 GREENWICH ST, DORCHESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88 Z-10915
Barbara Buckley
312-320 West Third Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from garage to 12 apartments;
erect two-floor addition.

Violation(s): Insufficient lot area, open space, front yard,
setback of parapet, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10915, Barbara Buckley, 312-320 West Third Street, South Boston, for six variances for change of occupancy from garage to 12 apartments and erect two-floor addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Developer should present revised design to community and abutters. Building should be handicap accessible. Developer should present an affordable housing proposal.



2/11/88

Hearing: 3/1/88

Z-10917

32 Garrison Street Realty Trust

Michael A. Leabman, Trustee

32 Garrison Street

Boston

Site: Three-story structure

District(s): Apartment (H-2-45)

Purpose: Erect 5-story 74-unit apartment structure and basement-level garage for 74 cars.

Violation(s): Excessive floor area ratio and height of building.

Restricted roof structure district.

Insufficient open space, front, side, rear yards, setback of parapet, parking spaces design, and maneuverability.

Projections in rear yard.

Interim Planning Overlay District.

SEPARATE ITEM

2/11/88

9

Hearing: 2/16/88

Z-10920
Thomas G. Parks
40 Savin Street
Roxbury

Site: Three-story structure

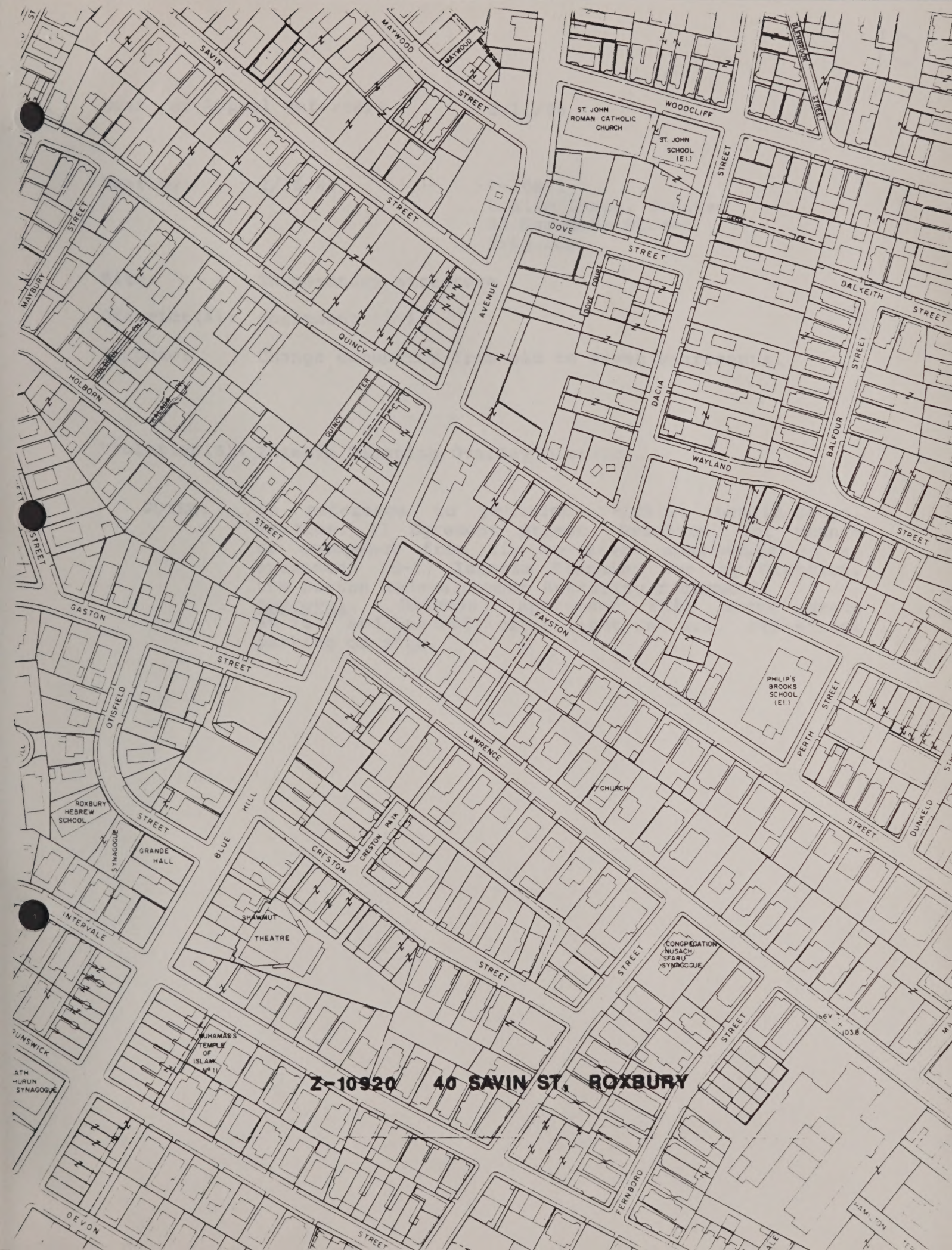
District(s): Apartment (H-1)

Purpose: Erect dormer addition and three rear porches to three-family dwelling.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10920, Thomas G. Parks, 40 Savin Street, Roxbury, for two variances to erect dormer addition and three rear porches to three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Dormer addition is part of general improvements and renovation of the dwelling, does not extend beyond existing footprint of the structure, is not intrusive on abutting property, and is compatible with modifications made to surrounding properties in the neighborhood. Neighbors are in support. PZAC recommended deferral.



Z-10920 40 SAVIN ST, ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-10921
Leslie Zenga, Trustee
33 Egremont Street
Brighton

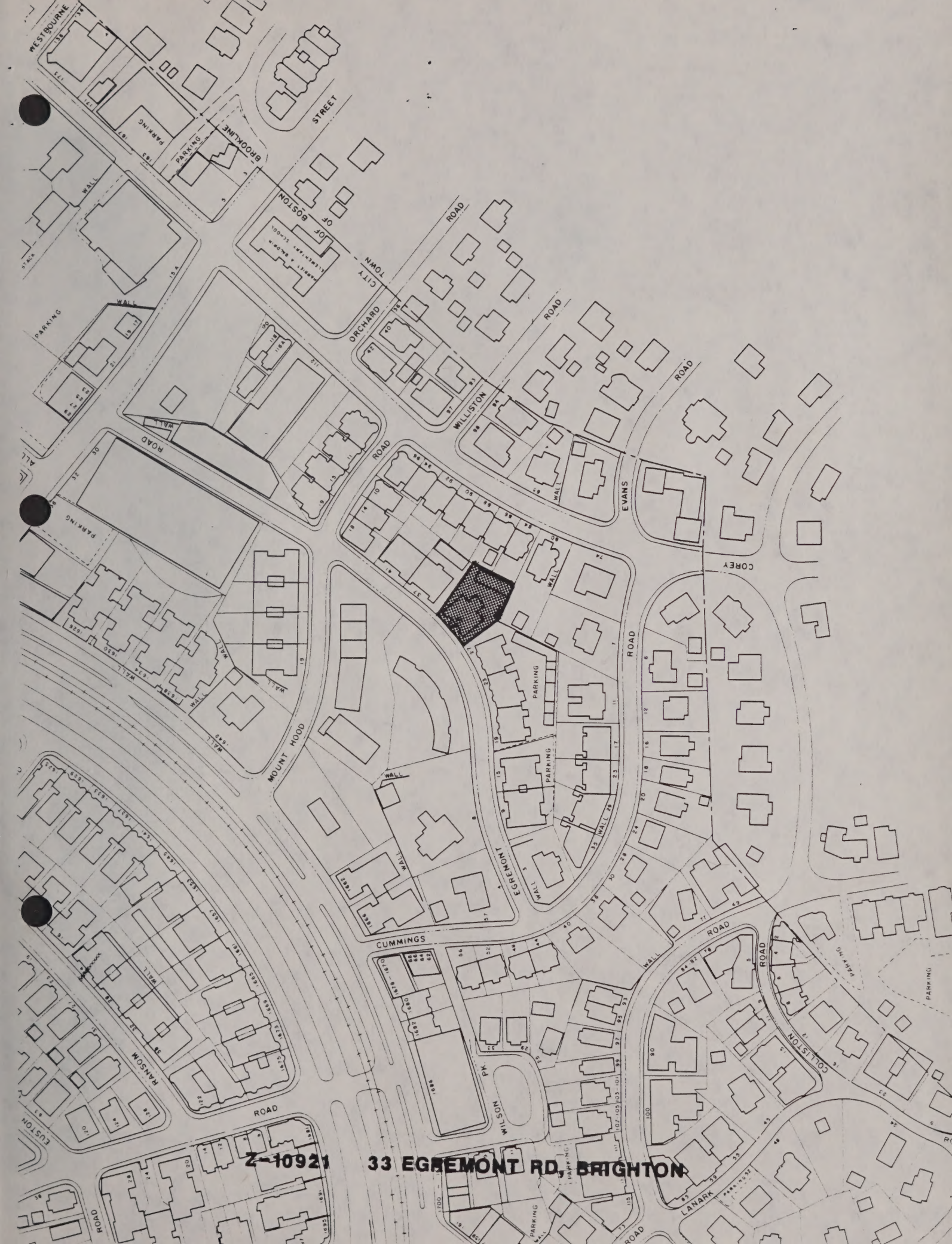
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10921, Leslie Zenga, Trustee, 33 Egremont Street, Brighton, for change of occupancy from six to seven apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Basement apartment full above grade at rear and has sufficient light and air. Off-street parking on site.



Z-10921

33 EGLEMONT RD, BRIGHTON

2/11/88

Hearing: 2/18/88

Z-10927

Centre Street Realty Trust
Jacqueline C. Sills, Agent
1996 Centre Street
West Roxbury

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from offices to offices and clinic.

Violation(s): Clinic is conditional use..

VOTED: In reference to petition Z-10927, Centre Street Realty Trust, Jacqueline C. Sills, Agent, 1996 Centre Street, West Roxbury, for conditional use for change of occupancy from offices to offices and clinic in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral until project is reviewed by West Roxbury Neighborhood Council. Parking deficiency and utilization of vacant third floor are major neighborhood concerns.



Z-10927

1996 CENTRE ST, WEST ROXBURY

Hearing: 2/23/88

Z-10930

Jon B. & Esta S. Margolis
1288 Commonwealth Avenue
Brighton

Site: Three-story structure

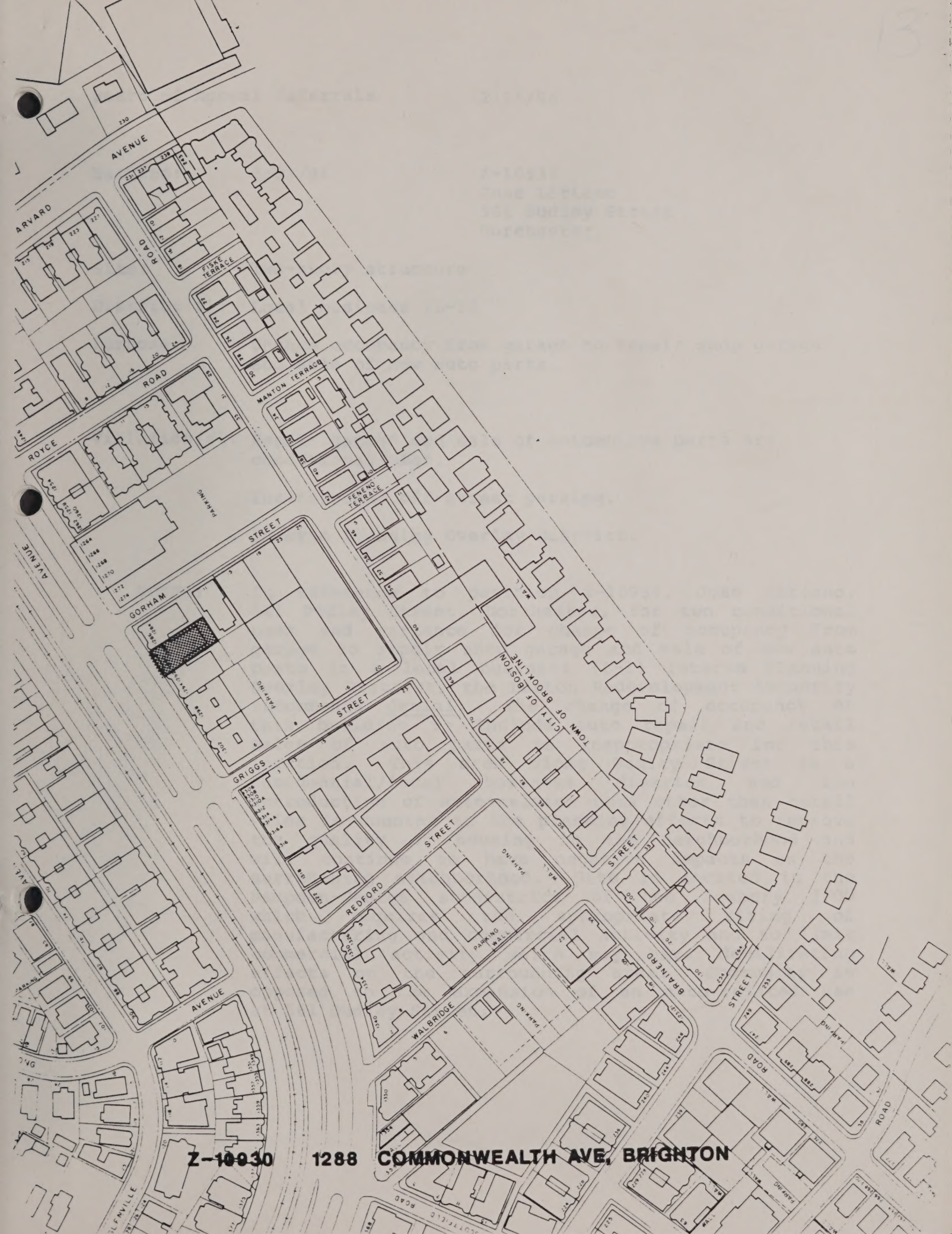
District(s): Local business (L-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10930, Jon B. & Esta S. Margolis, 1288 Commonwealth Avenue, Brighton, for two variances for change of occupancy from six to eight apartments in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Basement apartment does not comply with Inspectional Services Department above grade guideline and would not have adequate light and air.



Z-10930

1288

COMMONWEALTH AVE, BRIGHTON

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-10934
Jose Liriano
561 Dudley Street
Dorchester

Site: Two-story structure

District(s): Local business (L-1)

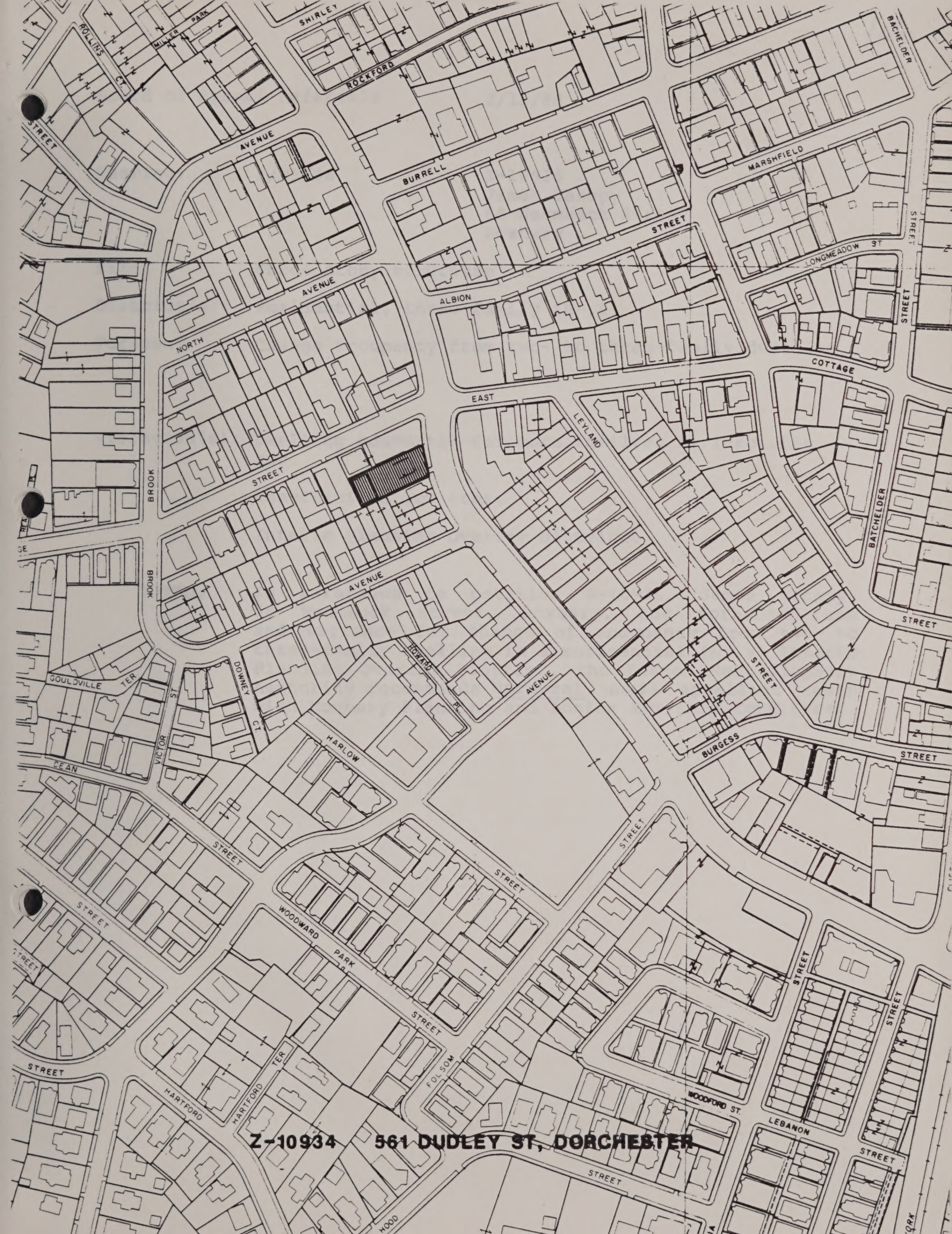
Purpose: Change occupancy from garage to repair shop garage
and sale of new auto parts.

Violation(s): Repair garage and sale of automotive parts are
conditional uses.

Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10934, Jose Liriano, 561 Dudley Street, Dorchester, for two conditional uses and variance for change of occupancy from garage to repair shop garage and sale of new auto parts in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The change of occupancy of this building to include auto repair and retail sales of auto parts is inappropriate for this location. This area along Dudley Street is a residential/local business district and the introduction of auto-related uses other than retail sales is counter to the planning efforts to improve the quality of housing in the neighborhood and will continue to have negative impacts on the surrounding neighborhood. Site is located in the Hampden-George subdistrict of the Roxbury IPOD which requires the appropriate siting of manufacturing and commercial activity and to limit commercial activity which may have debilitating effects on the surrounding area. Community is opposed to the expansion of an auto-related use at 561 Dudley Street.



Z-10934

561 DUDLEY ST, DORCHESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-10936
James Canapy
68 Waumbeck Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10936, James Canapy, 68 Waumbeck Street, Roxbury, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellant meets with Roxbury Planning and Zoning Advisory Committee.

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-10971

Allan S. Toledano, Trustee
9 Rutland Square
Boston

Site: Five-story structure

District(s): Apartment (H-2)

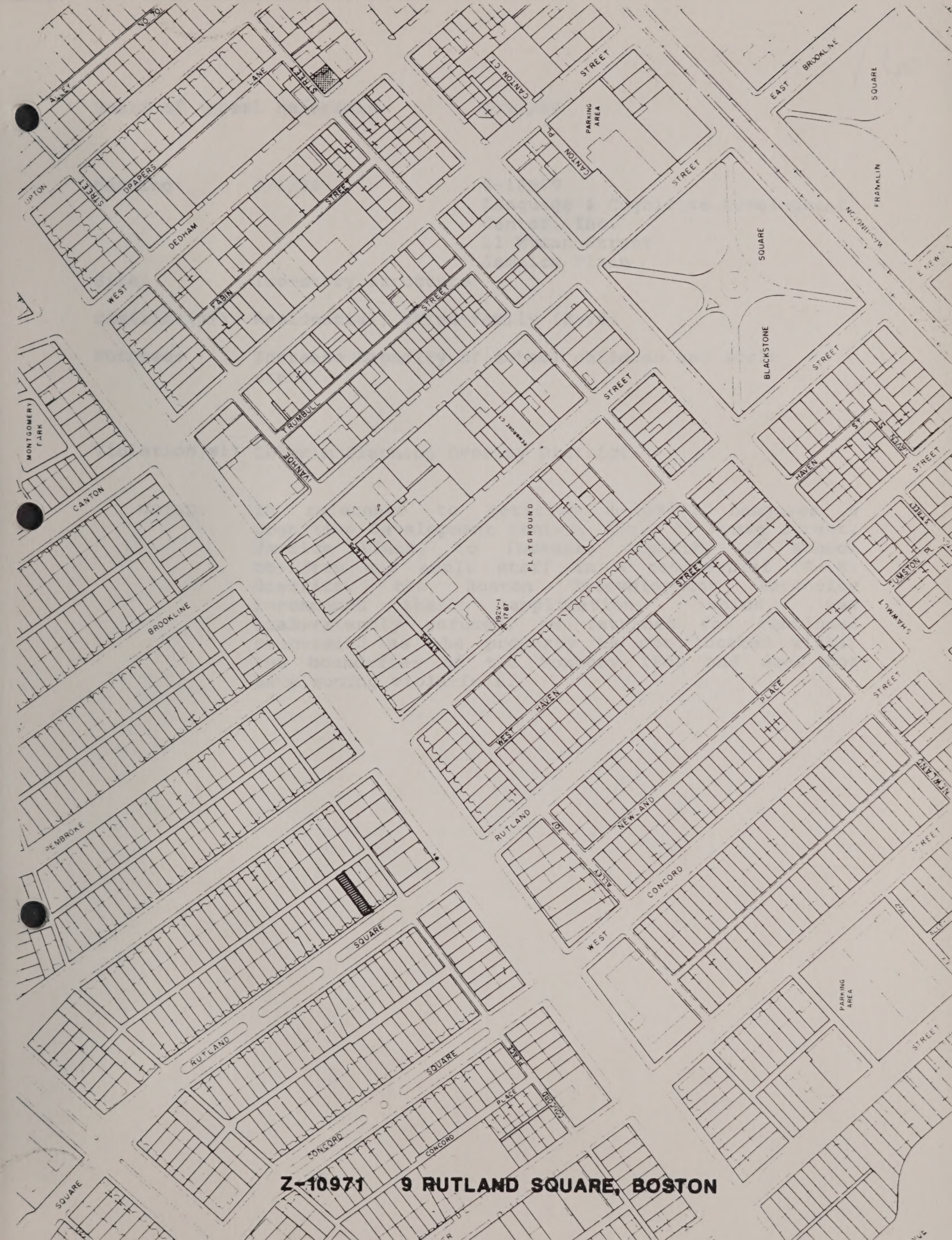
Purpose: Change occupancy from lodging house to four apartments.

Violation(s): Four-family dwelling is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient open space and off-street parking design.

VOTED: In reference to petition Z-10971, Allan S. Toledano, Trustee, 9 Rutland Square, Boston, for forbidden use and four variances for change of occupancy from lodging house to four apartments in an apartment (H-2) Density Limitation Overlay District, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval; that appellant provide three off-street parking spaces; two on-site parking spaces as agreed with Claremont Neighborhood Association with which the appellant has had several meetings and received their support.



Z-10971 9 RUTLAND SQUARE, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-10979

Language & Cognitive Development
Center, Inc.

11 Wyman Street

Jamaica Plain

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Increase capacity of school children and adult
staff.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10979, Language & Cognitive Development Center, Inc., 11 Wyman Street, Jamaica Plain, to increase capacity of school children and adult staff in a residential (R-.8) district, the Boston Redevelopment Authority recommends that application, which was inadvertently refused, be returned for continued processing as the property is not located within the boundaries of the Roxbury IPOD and does not have zoning violations.

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88 Z-11009
Carl Tucci
38 Orchardfield Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and rear yards.

VOTED: In reference to petition Z-11009, Carl Tucci, 38 Orchardfield Street, Dorchester, for four variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Construction of a two-family dwelling highlights the development pressures in this neighborhood. There are a number of vacant lots in the immediate neighborhood of which several have been developed for housing in the last year. The lots do not conform to the existing zoning dimensional requirements and the existing houses maintain one-, two-, and three-unit occupancies. Streets are extremely narrow and have severe traffic problems due to on-street parking demand and the most direct access to Dorchester Avenue and Freeport Street. The appellant should meet with the Freeport-Adams Neighborhood Association to discuss the concerns of the residents and the issues in the neighborhood.

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88

Z-11011
Peter Kourtoulidis
85 Centre Street
Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from social center to restaurant.

Violation(s): Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11011, Peter Kourtoulidis, 85 Centre Street, Roxbury, for variance for change of occupancy from social center to restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellant meets with the Roxbury PZAC on February 16, 1988, for pizza restaurant in the Highland Park subdistrict.



Z-11011 85 CENTRE ST, ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88 Z-11013
Steven Finn
331 Beacon Street
Boston

Site: Three-story structure

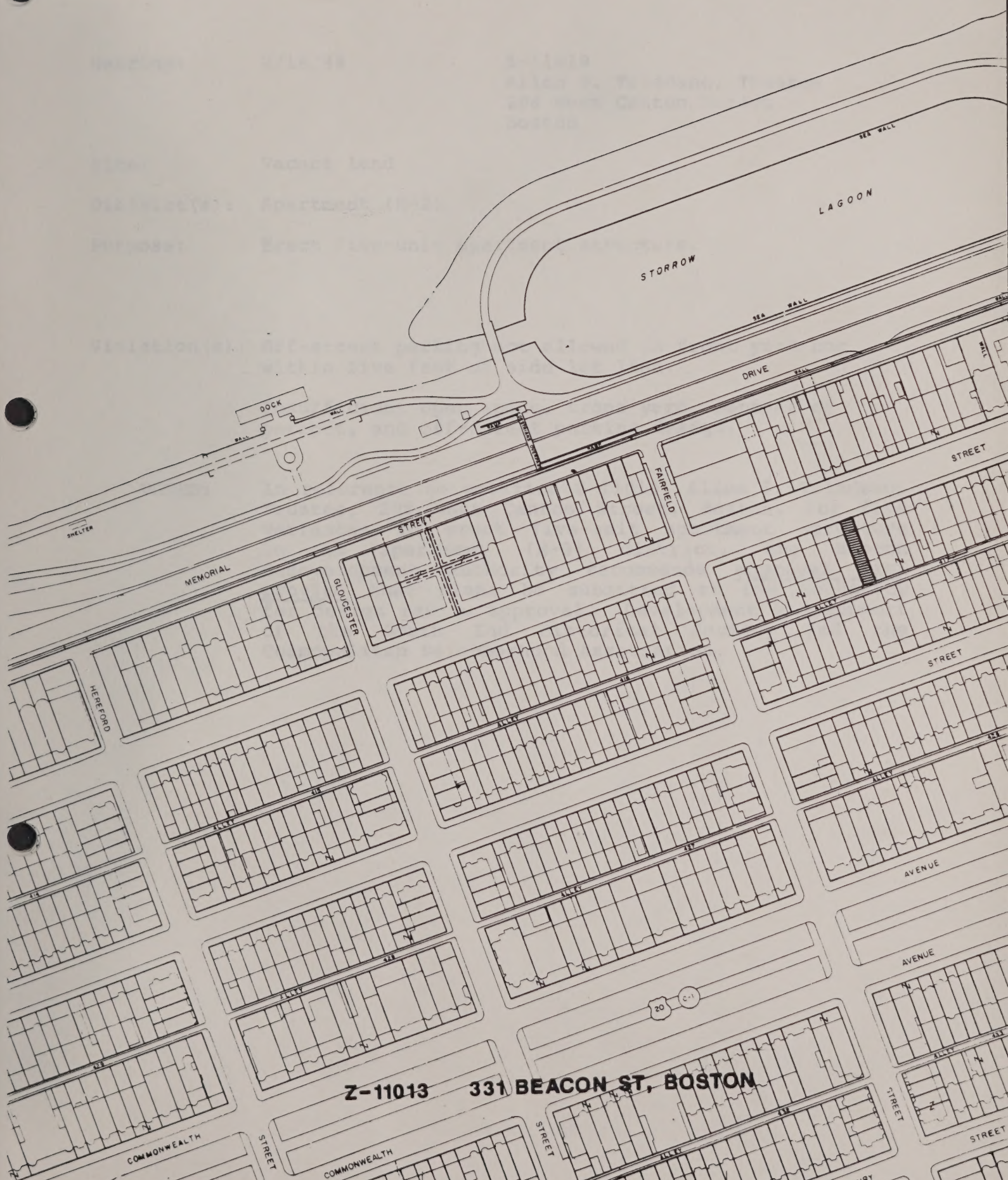
District(s): Apartment (H-3-65)

Purpose: Change occupancy from one- to five-family dwelling;
erect two-story addition.

Violation(s): Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11013, Steven Finn, 331 Beacon Street, Boston, for variance for change of occupancy from one- to five-family dwelling and erect two-story addition in an apartment (H-3-65) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice until such time that this application is resolved between the applicant and the Back Bay Architectural Commission. The Back Bay Architectural Commission has voted to deny this petition suggesting that the appellant reapply with a single-story addition that more sensitively maintains the architectural integrity of the structure. The Neighborhood Association of the Back Bay is not in opposition to the proposal. The proposal does not violate the IPOD height limit of 65 feet but does require a height variance due to increasing the height of a pre-Code structure by more than one story or ten feet.



LAGOON

STORROW

DRIVE

STREET

STREET

AVENUE

AVENUE

STREET

STREET

NEWBURY

Z-11013 331 BEACON ST, BOSTON

COMMONWEALTH

COMMONWEALTH

STREET

MEMORIAL

GLoucester

FAIRFIELD

HEFFORD

STREET

DOCK

SHELTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11019

Allan S. Toledano, Trustee
208 West Canton Street
Boston

Site: Vacant land

District(s): Apartment (H-2)

Purpose: Erect five-unit apartment structure.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient open space, front yard, setback of parapet, and off-street parking design.

VOTED: In reference to petition Z-11019, Allan S. Toledano, Trustee, 208 West Canton Street, Boston, for five variances to erect five-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development has support of the South End Historical Society and the Cosmopolitan Neighborhood Association.



Z-11010

208 WEST CANTON ST, BOSTON

2/11/88

Hearing: 3/10/88 Z-11021
Julian Berrios
11-17A Blue Hill Avenue
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Use premises for outdoor sale of 25 used cars.

Violation(s): Outdoor sale or display for sale of used cars is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11021, Julian Berrios, 11-17A Blue Hill Avenue, Roxbury, for forbidden use to use premises for outdoor sale of 25 used cars in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The establishment of a used car lot at the beginning of Blue Hill Avenue is contrary to the planning efforts the Authority, the Public Facilities Department, and the Dudley Street Initiative presently have underway within the Roxbury IPOD area. The subject property is located along one of the most sensitive commercial/residential corridors in the Roxbury neighborhood. This particular area offers a unique opportunity, through the available vacant land and abandoned buildings, to produce a mix of residential and commercial development which will allow the residents a quality of life not presently enjoyed in this neighborhood. A used car lot is not an appropriate use for this site as it would expand an illegal auto repair shop directly abutting the site. The neighborhood is opposed to this proposal. PZAC recommends deferral.



2-11021 11-17A BLUE HILL AVE. ROXBURY

Hearing: 3/10/88 Z-11073-11082
Boston Chatauqua Properties, Inc.
54-64 Wren Street &
11-12-14 Boxford Terrace
West Roxbury
Site: Former Randall Morris School
District(s): Single-family (S-.3)
Purpose: Subdivide; erect nine one-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

Excessive floor area ratio, height of building,
front, side, and rear yards.

As amended
deferral (unless
the members are
called prior to
the March 10, 1988
meeting, at which
time the developers
agree to the 35-foot
height recommendation
and they receive
a favorable report
from the West
Roxbury
Neighborhood
Council.

VOTED: In reference to petitions Z-11073-11082, Boston Chatauqua Properties, Inc., 54-64 Wren Street & 11-12-14 Boxford Terrace, West Roxbury, for 70 variances to subdivide and erect nine one-family dwellings in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that development be limited to no more than seven single-family dwellings; that maximum heights not exceed the code 35-foot limit; that site configuration be redesigned to create larger lots with adequate frontage; that plans with particular respect to above provisos, landscaping and building materials be submitted to the Authority for design review approval; that final plans be submitted to the community for review. Appellant seeks to subdivide a 44,242-square foot lot into nine lots and construct a single-family unit on each lot. This process would also require the demolition of an existing vacant school, the Randall G. Morris School. The site is located in an S-.3 zone. Application sets off numerous dimensional violations for each unit. This particular site has been a serious source of contention for many years. Several proposals have been brought before the City and community over the years, each of which has been rejected as excessive. This application is the newest proposal. Complete plans have been submitted. Several community meetings have been held by the Wren Street Neighborhood Association, and the West Roxbury Neighborhood Council and its land use and

(CONTINUED)

development subcommittee to discuss this proposal. The community, Authority, and Public Facilities Department all wish to see the site developed soon, but there are concerns about the number and layout of lots and the excessive height of the new units. PFD, the original owner of the property, must approve the final plans for the site pursuant to the developer designation agreement. PFD and the developer are still in negotiations concerning linkage payments.

Site is located in a dense, residential neighborhood where the predominant use is single-family along Wren Street and Boxford Terrace. However, there are several two-family homes in the area. Floor plans for the proposed structure show two stories, a basement and unfinished attic, the latter two adding up to a considerable amount of space. Future owners may desire future conversion of approximately 3,500 square feet of floor area to two-family dwellings which would be quite feasible. Conversion of these units to two-family units in the future would constitute a negative precedent for Wren and Boxford and further promote the encroachment of increased density in an already dense area.

Six of nine lots have access off of Wren Street by two driveways (three units per driveway). The lots located in the middle of the site are lots which balloon out in back with frontage being a narrow strip of land. These lots do not promote healthy land use; they encourage inappropriate subdivision of land and establish a negative precedent. Appellant should redesign lot configurations to eliminate such lots.

Lot sizes for the immediate vicinity are 8,930 square feet for Wren Street and 6,508 square feet for Boxford Terrace. Proposed lots range from 3,536 square feet to 7,721 square feet. While existing average lot sizes deviate from the code, the deficiencies of the proposed lots are excessive, would constitute a negative density precedent, and would promote inconsistent visual impacts. The maximum number of lots for consideration at this site should not exceed seven units, with an average of 6,500 square foot average lot size.

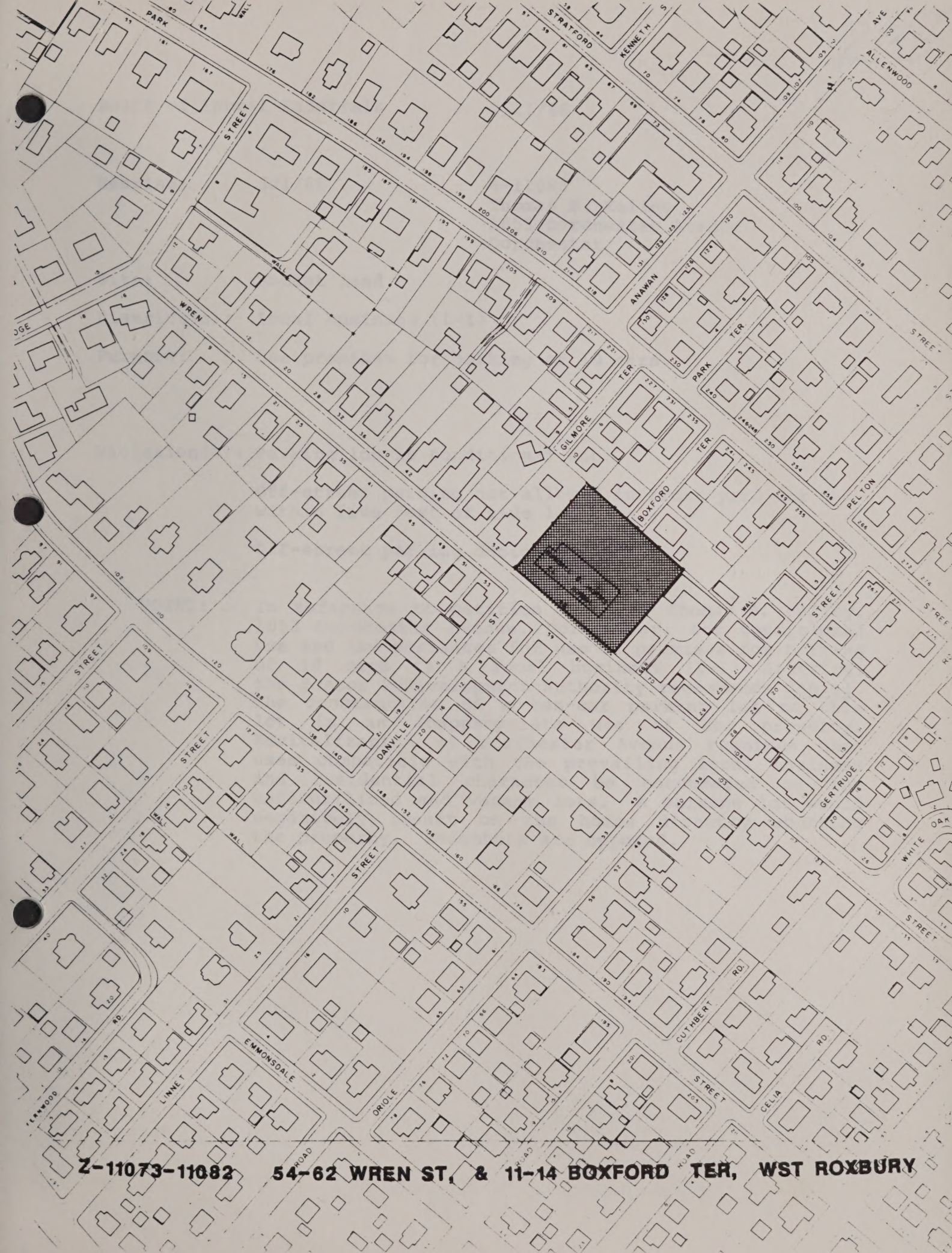
FEBRUARY 11, 1988

Z-11073-11082

Page 3

The height for the proposed units is 45 feet, ten feet higher than the maximum allowance as well as ten feet higher than the existing Morris School. Such a height is excessive and promotes incompatible precedent for an area where the average roofline remains at 35 feet. Proposed units should be scaled down to the 35-foot maximum allowed height limit.

Landscaping plans were rough and not a major aspect of the presentation. Where this neighborhood is well-maintained and follows a set of standard landscaping observances (shrubs, trees, and walkways) it should be considered as an integral aspect of the final designation that the developer submit a landscaping plan.



2-11073-11082 54-62 WREN ST, & 11-14 BOXFORD TER, WST ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88 Z-11085
Thomas B. Kelley
1053 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for parking of 10 cars.

Violation(s): Parking lot is conditional use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

Off-street parking design.

VOTED: In reference to petition Z-11085, Thomas B. Kelley, 1053 Dorchester Avenue, Dorchester, for conditional use and two variances for use of premises for parking of 10 cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The construction of a ten-car parking lot on this lot is an inappropriate use of the property. Revitalization of Dorchester Avenue requires that uses compatible with the prevailing local business and residential character be encouraged on the underutilized and vacant lots. A parking lot would negatively impact on the homes directly abutting the property. Neighbors are opposed.



Z-11085

1053 DORCHESTER AVE, DOR HESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11098

Dr. Thomas Walshe
256 West Newton Street
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from one-family dwelling to same
and eight professional offices.

Violation(s): Professional office is conditional use.

VOTED: In reference to petition Z-11098, Dr. Thomas Walshe, 256 West Newton Street, Boston, for conditional use for change of occupancy from one-family dwelling to same and eight professional offices in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. The St. Botolph Citizens' Committee has not completed its review of the project. The project is not providing any parking and is proposing the addition of eight units of office space which is a concern to the City Transportation Department.



Z-11098

256 WEST NEWTON ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88

Z-11115
Elizabeth Perrin
15 Robinwood Avenue
Jamaica Plain

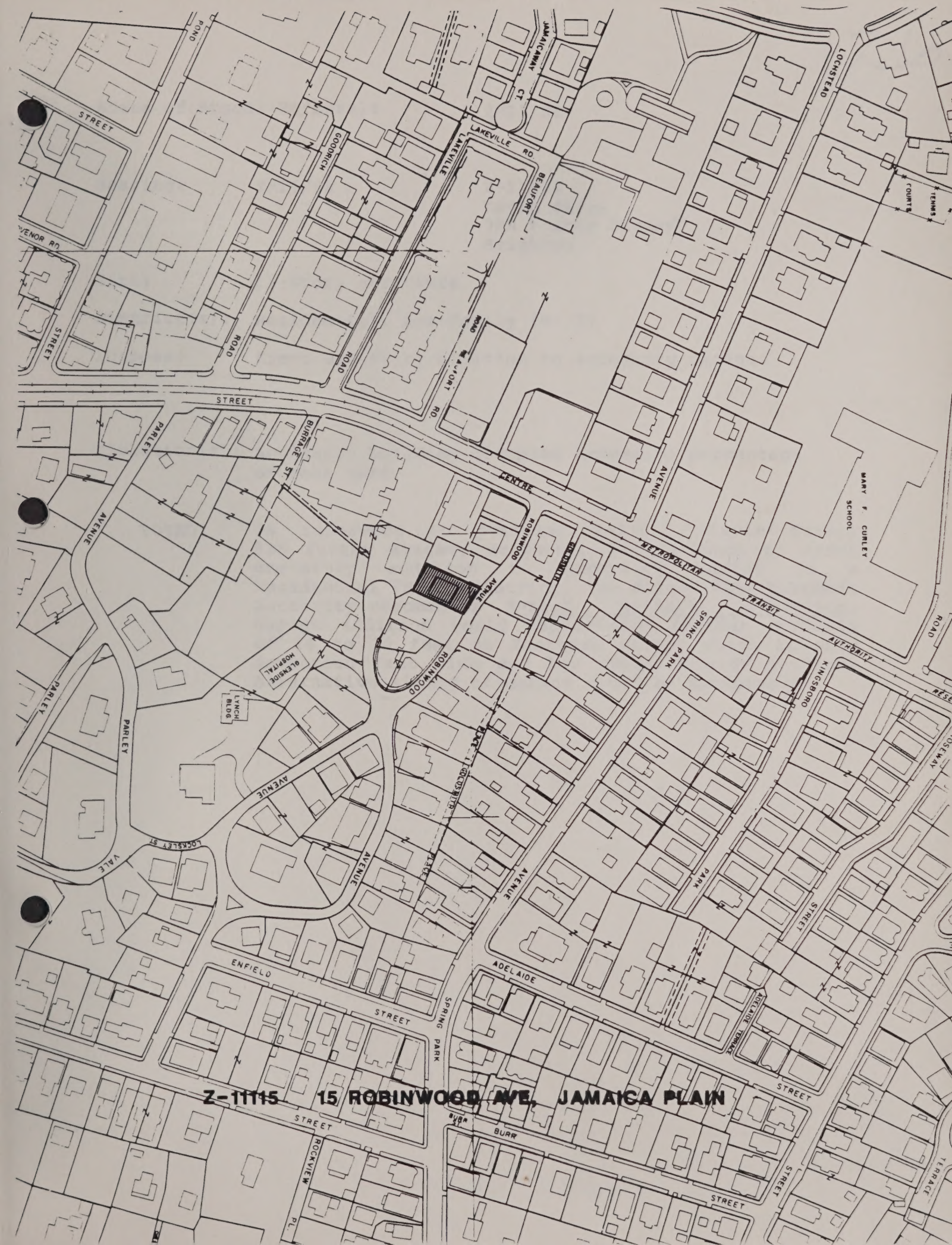
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Reconstruct retaining wall eight feet front sidewalk.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11115, Elizabeth Perrin, 15 Robinwood Avenue, Jamaica Plain, for variance to reconstruct retaining wall eight feet from sidewalk in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Reconstruction of wall to provide off-street parking would violate Section 10-1 of the Code, off-street parking not allowed in front yard in addition to cited violation. Appellant seeks to construct a 42-foot retaining wall 8 feet in from the front property line so as to create two parallel parking spaces in the front yard of three-family dwelling. Neighborhood is mixed residential, institutional. Robinwood Avenue is a narrow street at this point, is heavily travelled due to nearby hospital, and parking is not allowed at this location on either side of the street. Further, there is a large driveway immediately opposite the site, which supports more than three cars, one being a "handicapped" van. Proposal immediately opposite this existing driveway condition on a narrow street is inappropriate. Existing wall extends along the front of several properties on the right side of Robinwood Avenue and is a strong border both physically and visually, which should be maintained. Excavation would require removal of existing large desiduous tree which is, though privately owned by appellant, a public benefit. It should be maintained. Immediate neighbor is opposed.



Z-11115 15 ROBINWOOD AVE, JAMAICA PLAIN

Board of Appeal Referrals

2/11/88

26

Hearing: 2/16/88

Z-11116
Kevin carey
98R Foster Street
Brighton

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to accessory garage.

Violation(s): Accessory building occupies excessive percentage of rear yard.

VOTED: In reference to petition Z-11116, Kevin Carey, 98R Foster Street, Brighton, for variance to erect one-story addition to accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Garage addition would necessitate further curbcuts of 16 to 20 feet on Eastburn Street which is only seventeen feet wide and has opposite side parking. Alternative siting of garage could be acceptable.



Z-11116 98R FOSTER ST, BRIGHTON

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11118
Harold J. Bausemer
106 Appleton Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Four-family dwelling is conditional use.

VOTED: In reference to petition Z-11118, Harold J. Bausemer, 106 Appelton Street, Boston, for conditional use to legalize occupancy as four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Four-family dwelling existing at time of purchase ten years ago. Substantial renovation proposed.



Z-11118 106 APPLETON ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11119

Rimvydas M. Veitas
476-478 East Third Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side yards, and off-street parking design.

Excessive floor area ratio.

VOTED: In reference to petition Z-11119, Rimvydas M. Veitas, 476-478 East Third Street, South Boston, for eight variances to erect a two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Although the use for this vacant lot is appropriate, the neighborhood is very congested and the appellant should meet with the Authority to address off-street parking and building setback concerns.



Z-11119

476-478

EAST THIRD ST, SOUTH BOSTON

Board of Appeal Referrals

2/11/88

29

Hearing: 2/16/88 Z-11120-11121
Ronald Holmes
794-798 Dorchester Avenue
Dorchester

Site: Two three-story structures

District(s): Manufacturing (M-2)

Purpose: Legalize occupancies as four and eight apartments.

Violation(s): Change in nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11120-11121, Ronald Holmes, 794-798 Dorchester Avenue, Dorchester, for change in nonconforming use and variance to legalize occupancies for four to eight apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends deferral. Developer should present proposed project to abutters and to the Columbia/Savin Hill Civic Association. Five percent of the units should be handicap accessible. The project needs further design review by the BRA. Developer should make an affordable housing proposal.

Hearing: 2/16/88 Z-11122
Stuart P. Kermes & Robert Lewis, Jr.
45 Danforth Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

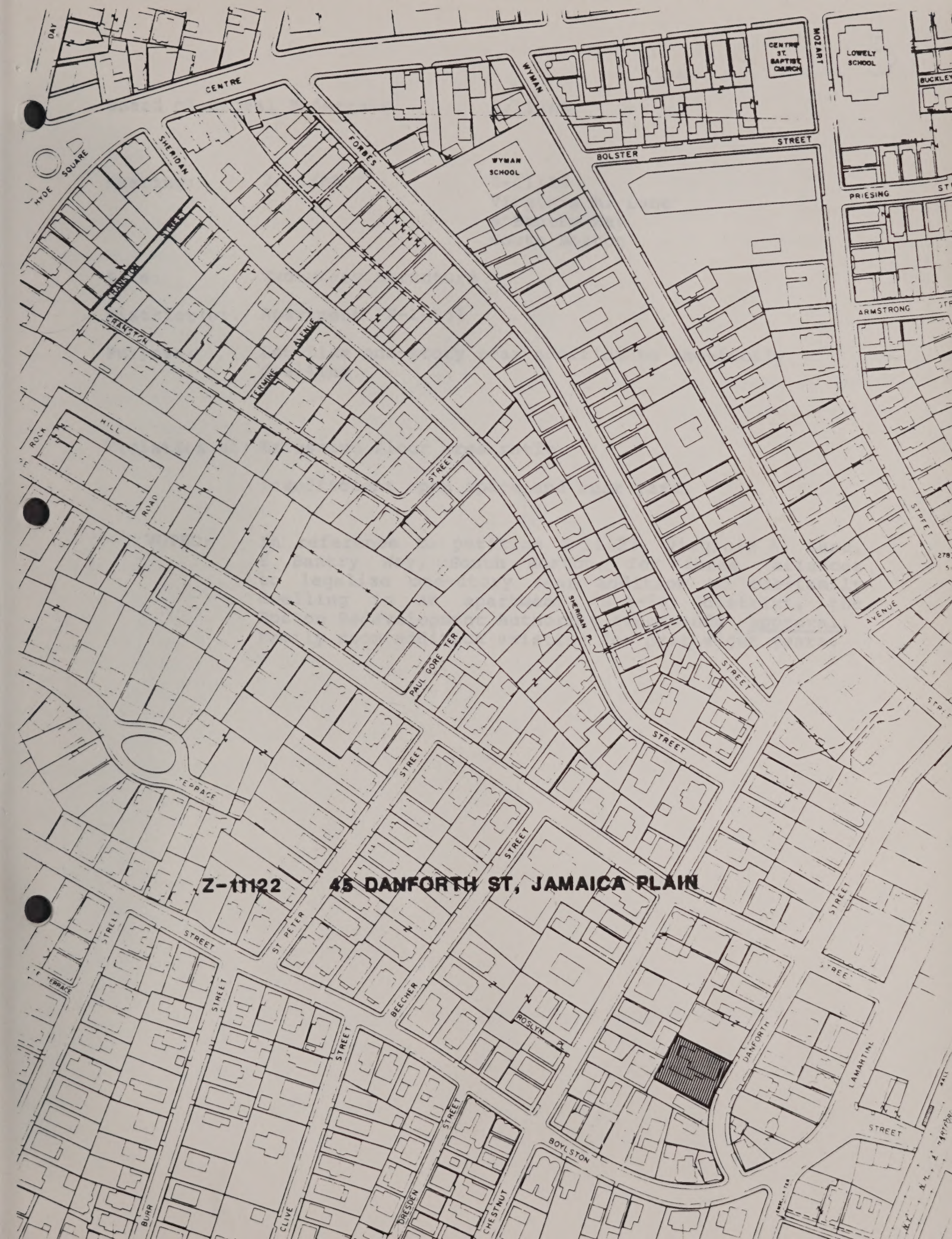
Purpose: Change occupancy from club to health and fitness club.

Violation(s): Change in nonconforming use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient off-street parking and design.

VOTED: In reference to petition Z-11122, Stuart P. Kermes & Robert Lewis, Jr., 45 Danforth Street, Jamaica Plain, for four variances for change of occupancy from club to health and fitness club in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant resolves off-street parking issues. Owners have purchased and are seeking variances for an additional lot. Both appeals should be reviewed simultaneously.



Z-11122

45 DANFORTH ST, JAMAICA PLAIN

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11123
Virginia A. Lane
6 Bantry Way
South Boston

Site: Two-story structure

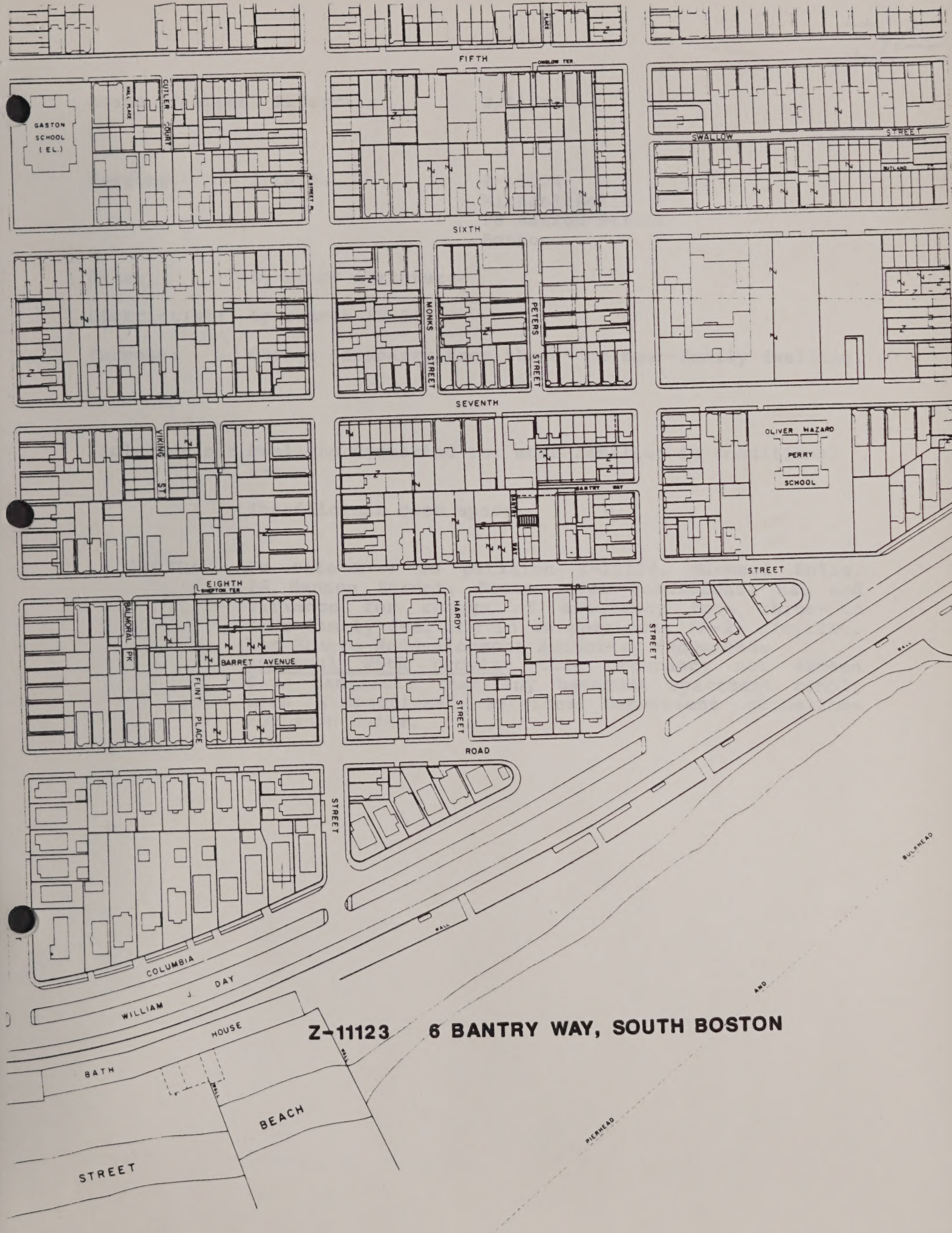
District(s): Apartment (H-1-50)

Purpose: Legalize one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-11123, Virginia A. Lane, 6 Bantry Way, South Boston, for three variances to legalize one-story rear addition to one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Family room addition existing for past eight years.



GASTON
SCHOOL
(EL.)

CUTLER COURT

HALL PLACE

FIFTH

ONELOW TER

SWALLOW

STREET

WILAND

SIXTH

MONKS STREET

PETERS STREET

SEVENTH

VIKING ST

OLIVER HAZARD
PERRY
SCHOOL

EIGHTH

BALMORAL PK

FLINT PLACE

BARRET AVENUE

HARDY STREET

STREET

ROAD

STREET

COLUMBIA

WILLIAM J. DAY
HOUSE

BATH

BEACH

STREET

Z-11123

6 BANTRY WAY, SOUTH BOSTON

PIERHEAD

BULLHEAD

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11124
Michael Bolis
26 Hanson Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient open space.

VOTED: In reference to petition Z-11124, Michael Bolis, 26 Hanson Street, Boston, for conditional use and variance for change of occupancy from three- to four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that occupancy not exceed four families; that any basement apartment comply with Inspectional Services Department guidelines for such units.

11, 1988

Plain
ston

, Inc.

er

ford Terrace

Jr.

Z-11124 26 HANSON ST, BOSTON



Board of Appeal Referrals

2/11/88

Hearing: 2/16/88 Z-11125
Irving M. Saunders Trust
Edward C. Grant, Agent
18-19 Arlington Street
Boston

Site: Five-story structure

District(s): General business (B-3-65)

Purpose: Change occupancy from eight apartments and two stores to eight apartments, store, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to Petition Z-11125, 19 Arlington Street, Boston for a conditional use permit allowing a take-out use in a french bakery, the Authority recommends approval with the following provisos: that the conditional use permit expire one year after the issuance of a certificate of occupancy in order to allow the Authority and the Transportation Department to assess the transportation impacts along Arlington Street, one of three streets in the City's Traffic Relief Program; that the appellant follow the conditions for this use as set forth by the Neighborhood Association of the Back Bay; and that the Authority conduct design review.

The Neighborhood Association of the Back Bay voted not to oppose this petition subject with the following conditions: that the seating capacity not exceed 45 persons; that no beer and wine or alcohol license be applied for nor granted within the next three years; that all paper products be marked with the appellant's logo, and that the proponent provide or erect and maintain a receptacle for trash and litter; that the hours of operation not exceed 7:00 A.M. - 7:00 P.M. seven days per week; that trash be compacted and stored indoors with adequate pick-up including grease vats or that trash be stored outside in a dumpster locked at all times with at least six day pick-up; and that ventilation be affected through the roof provided that there are no odors in the building that are objectionable to residents.

The Back Bay Association is not in opposition to this permit.



Z-11125

18-19 ARLINGTON ST, BOSTON

Hearing: 2/16/88 Z-11127
Courthouse Realty Trust
540 East Broadway
South Boston

Site: 8,000 Square feet of vacant land

District(s): Apartment (H-1-50)

Purpose: Erect 6-story 24-unit apartment structure.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, open space, and setback of parapet.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11127, Courthouse Realty Trust, 540 East Broadway, South Boston, for six variances to erect 6-story 24-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Developer should consult with the community and abutters. The building should provide barrier-free access and five percent of the units should be accessible to handicap persons. Developer should present an affordable housing proposal. Project needs further BRA design review. Open space should be increased.

Board of Appeal Referrals

2/11/88

35

Hearing: 2/23/88

Z-11128
Navid Realty Trust
23-24 Common Street
Charlestown

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect 3½-story 4-unit apartment structure.

Violation(s): Insufficient lot area, width, frontage, open space, setback of parapet, and off-street parking design.

Excessive floor area ratio.

VOTED: In reference to petition Z-11128, Navid Realty Trust, 23-24 Common Street, Charlestown, for eight variances to erect 3½-story 4-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The parcel is a vacant lot. The abutter who owns the property on both sides has no opposition. However, concern has been expressed by other neighbors. Although housing is an appropriate use for this site, it is necessary to conduct a community review of the proposal through the Neighborhood Council.



Z-11128

23-24 COMMON ST, CHARLESTOWN

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11129
Bernard Kelly
7 Church Court
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to four-family dwelling;
erect two-story right rear addition.

Violation(s): Insufficient lot area, open space, rear yard, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11129, Bernard Kelly,
7 Church Court, Charlestown, for five variances
for change of occupancy from two- to four-family
dwelling and erect two-story right rear addition
in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority
for design review approval.



Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11133
Michael Duggan
12 Chelsea Street
East Boston

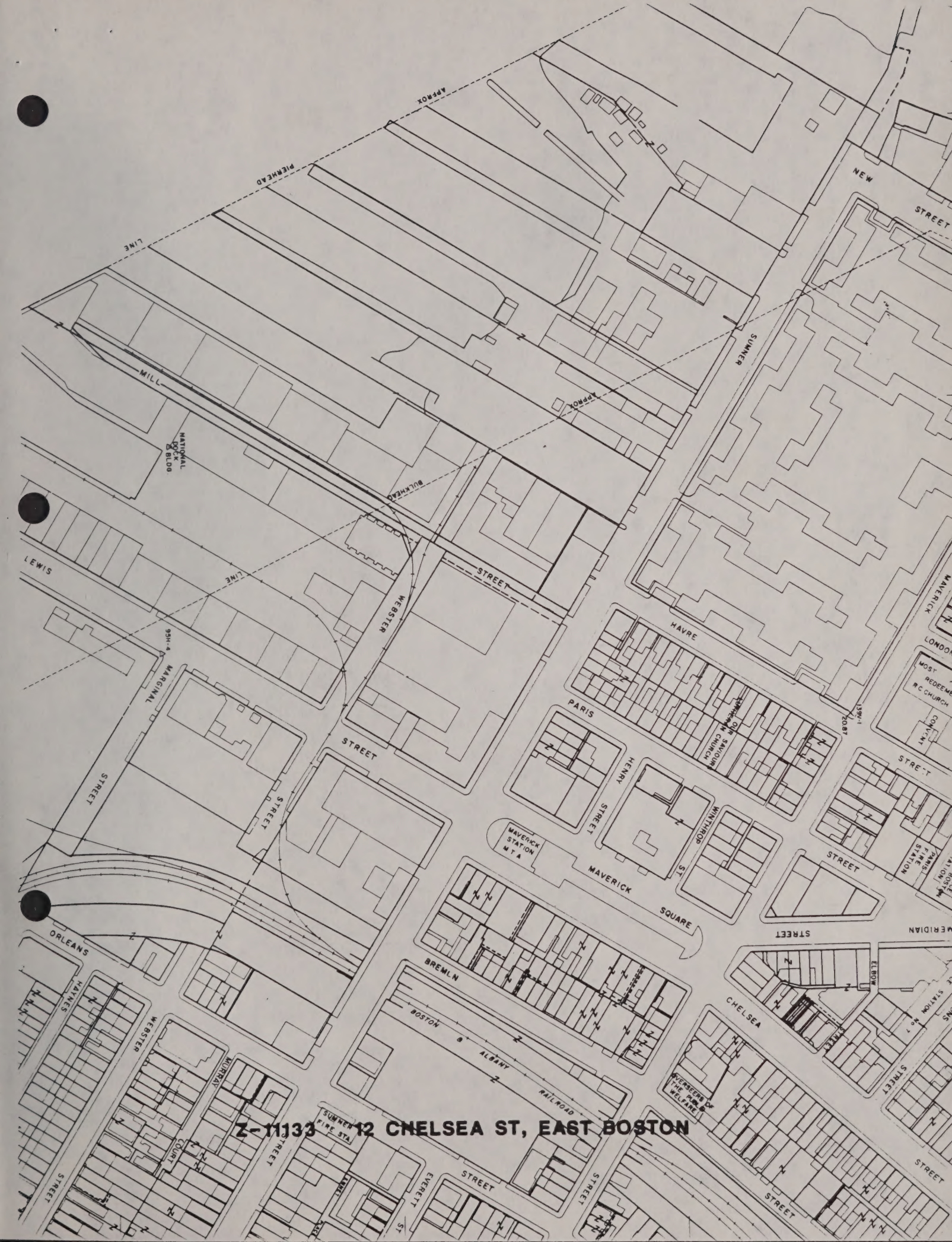
Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11133, Michael Duggan, 12 Chelsea Street, East Boston, for two variances for change of occupancy from two-family dwelling and store to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Residential use is appropriate and desirable.



Board of Appeal Referrals

2/11/88

Hearing: 2/16/88 Z-11134
149 Beacon Street Association
Geoffrey A. Hakim
149 Beacon Street
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

Purpose: Use premises for ancillary parking space.

Violation(s): Ancillary parking is conditional use.
Off-street parking design.

VOTED: In reference to petition Z-11134, 149 Beacon Street Association, Geoffrey A. Hakim, 149 Beacon Street, Boston, for conditional use and variance for use of premises for ancillary parking space in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Parking space for appellant and use of immediate neighbors. Neighborhood Association of Back Bay and City Transportation Department have no objections.



Z-11134

149 BEACON ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11137
McDonald's Corporation
301 Warren Street
Roxbury

Site: Washington Park Mall parking lot

District(s): General business (B-1)

Purpose: Erect take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11137, McDonald's Corporation, 301 Warren Street, Roxbury, for conditional use to erect take-out restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellants meet with the Roxbury PZAC. Appellant should address traffic, trash removal, and neighborhood impact issues.



Z-11137

301 WARREN ST. ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11138
McDonald's Corporation
718 American Legion Highway
Roslindale

Site: Shopping plaza

District(s): Local business (L-.5)

Purpose: Erect take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11138, McDonald's Corporation, 718 American Legion Highway, Roslindale, for conditional use to erect take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that the appellant meet with the Canterbury Street Neighborhood Association to review plans and address the following concerns: temporary parking during construction, proposed new parking, landscaping, landscaping materials, buffer zones, definition of site, trash disposal and location of receptacles, future development of land abutting McDonald property on Canterbury Street, disposition of bank, and walking area in front of site to provide pedestrian safety; that plans with particular respect to proposed parking lot, landscaping, landscaping materials, buffer zones, trash receptacle location, and front walking area be submitted to the Authority for design review approval. Existing use. Site improvements will serve to upgrade the area.



Z-11138

718 AMERICAN LEGION HWY, ROSLINDALE

Board of Appeal Referrals

2/11/88

Hearing: 2/16/88

Z-11141

Clair's Realty Trust

1505 V.F.W. Parkway

West Roxbury

Site: Vacant land

District(s): General business (B-1)

Purpose: Use premises for parking of 143 vehicles.

Violation(s): GPOD.

VOTED: In reference to petition Z-11141, Clair's Realty Trust, 1505 V.F.W. Parkway, West Roxbury, to use premises for parking of 143 vehicles in a general business (B-1) district, ~~Site is not within the Greenbelt Protection Overlay District. However, the Authority would recommend that the appellant revise plans to include buffer zone between site and surrounding trailer park. Use is allowed in B-1 zone and is not incompatible with existing uses.~~

as amended

→ the Boston Redevelopment Authority recommends deferral to determine correct Zoning Code violations and until necessary permits are granted by Conservation Commission.

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11143
Roger J. Knapp
888 East Second Street
South Boston

Site: 2½-Story structure

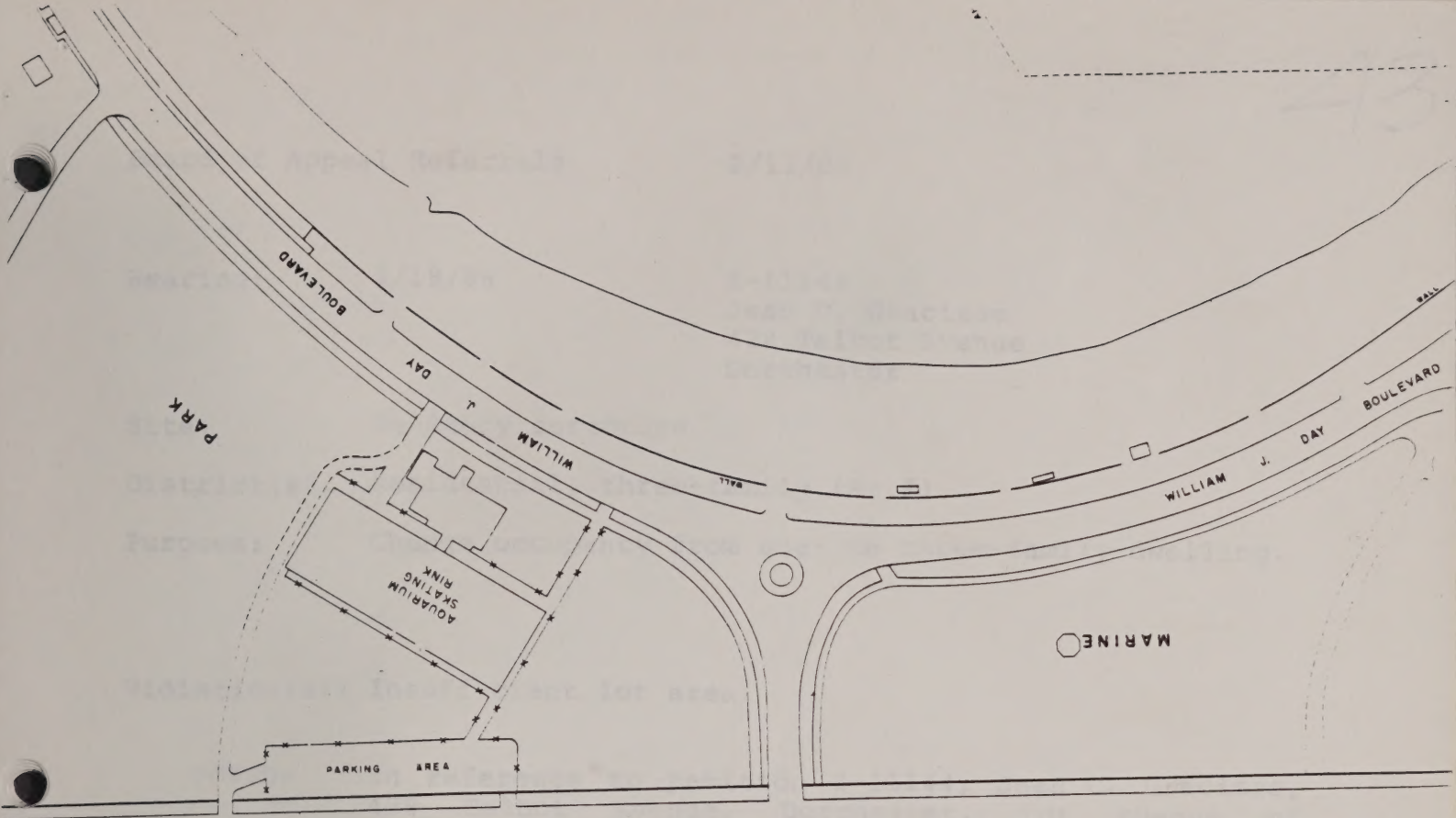
District(s): Local business (L-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11143, Roger J. Knapp, 888 East Second Street, South Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The building is one of a series of identical single-family row structures. Proposed conversion is inappropriate with the surrounding row houses and would set a negative precedent for these row structures. Appellant received relief from the Board of Appeal in January, 1987, to construct a one-story rear addition and completely renovate the structure as a single-family house.



Z-11143 888 EAST SECOND ST, SOUTH BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11144
Jean C. Gracisse
428 Talbot Avenue
Dorchester

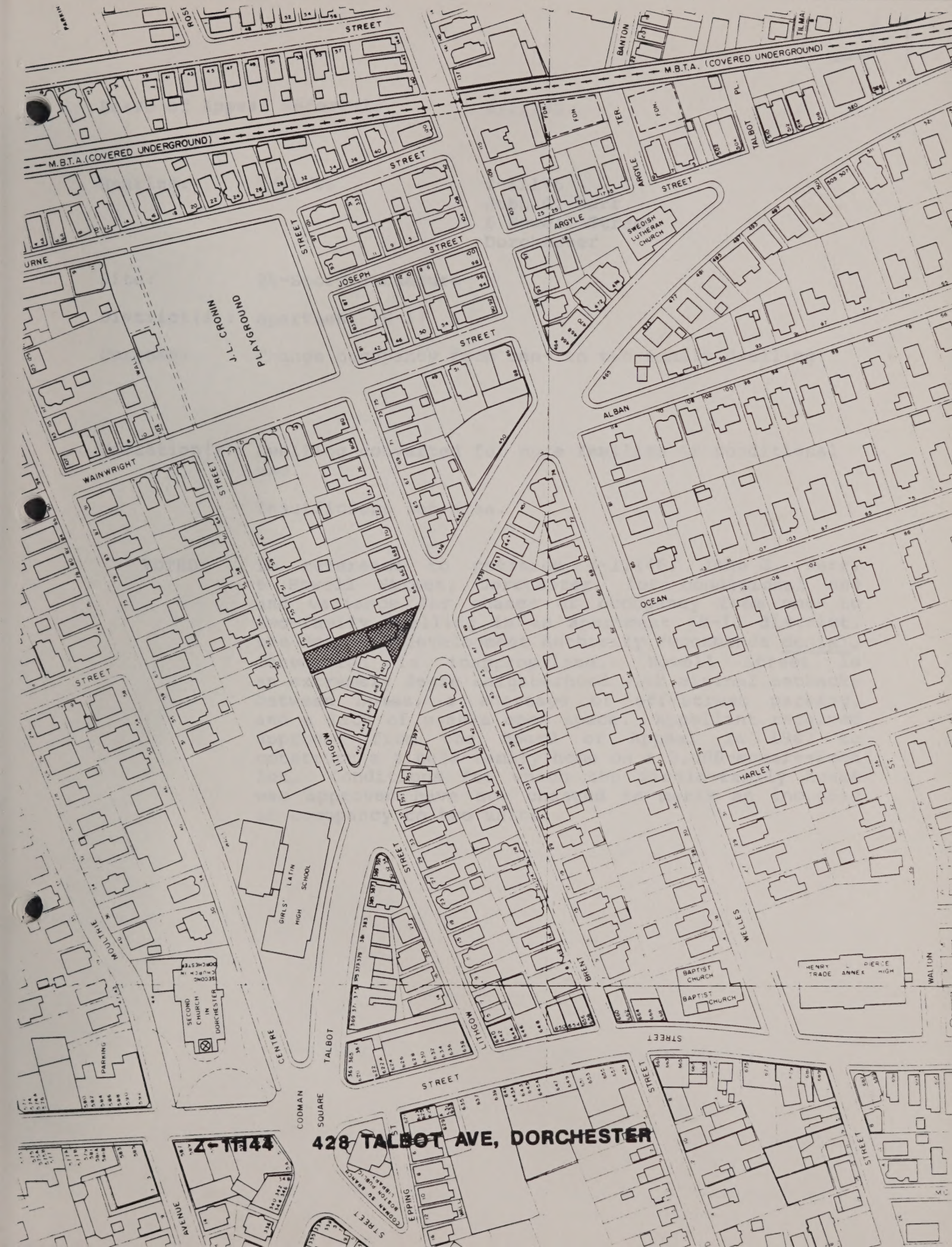
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11144, Jean C. Gracisse, 428 Talbot Avenue, Dorchester, for change of occupancy from one- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with provisos: that plans with particular respect to exterior reconstruction of the structure be submitted to the Authority for design review approval; that fence along Talbot Avenue blocking MBTA bus stop be removed. Three-family occupancy existing before fire damage.



42-1144

428 TALBOT AVE, DORCHESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11146
John G. Kerr
6 Howell Street
Dorchester

Site: 2½-Story structure

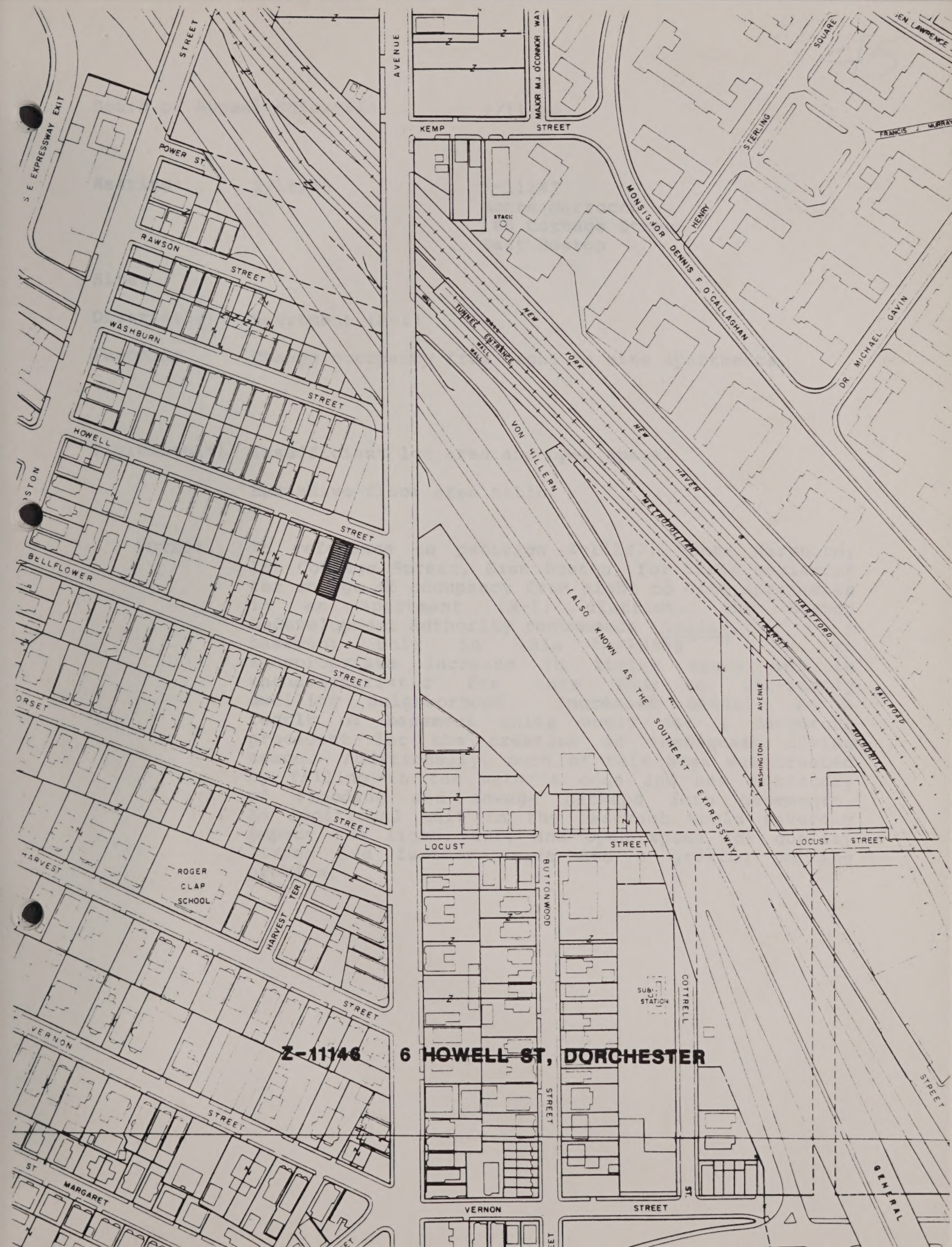
District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-11146, John G. Kerr, 6 Howell Street, Dorchester, for conditional use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion is inappropriate. Howell Street is an extremely dense neighborhood with minimal setbacks between homes, a shortage of off-street parking, and a lack of usable open space. Appellant received approval from the Board of Appeal in 1987 to construct a single-family home on a 3,000-square-foot lot. Conditions for which the single-family house was approved have not changed to merit an increase in occupancy to two units.



Z-11146

6 HOWELL ST, DORCHESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11147
Monte Marrocco
168 Cottage Street
East Boston

Site:

District(s): Apartment (H-1)

Purpose: Change occupancy from eight to nine apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11147, Monte Marrocco, 168 Cottage Street, East Boston, for three variances for change of occupancy from eight to nine apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. A basement unit in this building is an inappropriate increase in living space and is uncharacteristic for this four- to six-family dwelling neighborhood. Increased density as a result of basement units would set a dangerous precedent for the creation of inadequate living space. Additionally, much of this area was created by filling in the water's edge and has a history of flooding and sewage backups into basements. An additional unit in the basement would severely impact the light, air, and open space for quality living and further exacerbate a growing parking problem.



2-11147 / 168 COTTAGE ST, EAST BOSTON

Hearing: 2/18/88 Z-11148
Mass Osteopathic Hospital
226 South Huntington Avenue
Jamaica Plain

Site: 2½-Story structure

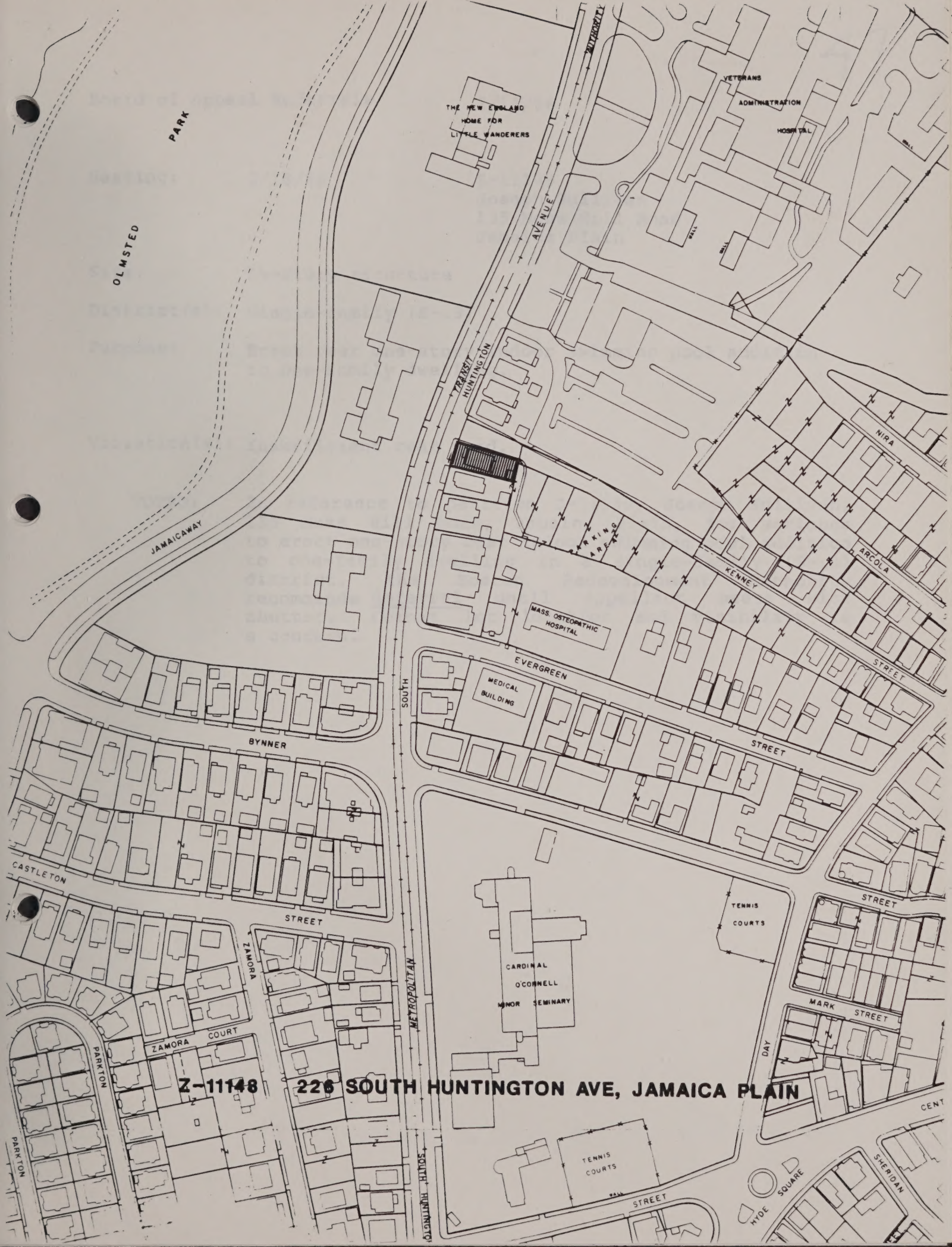
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family dwelling to group
care residence for 20 women alcoholics.

Violation(s): Group care residence is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11148, Mass Osteopathic Hospital, 226 South Huntington Avenue, Jamaica Plain, for conditional use and variance for change of occupancy from two-family dwelling to group care residence for 20 women alcoholics in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant meets with neighborhood to review and discuss the proposed program for rehabilitation of women alcoholics as well as to the Mayor's Payment in Lieu of Tax Committee. Petitioner would rehabilitate the adjacent residence which it owns and provide adequate parking.



OLMSTED
PARK

THE NEW ENGLAND
HOME FOR
LITTLE WANDERERS

VETERANS
ADMINISTRATION
HOSPITAL

JAMAICA WAY

TRANSIT
HUNTINGTON

AVENUE

PARKING
AREA

MASS. OSTEOPATHIC
HOSPITAL

EVERGREEN

MEDICAL
BUILDING

BYNNER

STREET

CASTLETON

STREET

ZAMORA

ZAMORA COURT

PARKTON

METROPOLITAN

CARDINAL
O'CONNELL
MINOR SEMINARY

TENNIS
COURTS

STREET

MARK STREET

DAY

CENT

HIDE SQUARE

STREET

Z-11148

226 SOUTH HUNTINGTON AVE, JAMAICA PLAIN

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11149

Joseph Sullivan
135 Moss Hill Road
Jamaica Plain

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect rear one-story indoor swimming pool addition
to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11149, Joseph Sullivan, 135 Moss Hill Road, Jamaica Plain, for variance to erect one-story rear indoor swimming pool addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral until appellant meets with abutter. Corner lot location and visibility is a concern.



Z-11149 135 MOSS HILL RD, JAMAICA PLAIN

ADAMS
HOUSE

48

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11150
J.F. Pendleton Co., Inc.
144-146 Thornton Street
Roxbury

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Use premises for parking of trucks and equipment.

Violation(s): Outdoor storage of contractor's equipment is forbidden use.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-11150, J.F. Pendleton Co., Inc., 144-146 Thornton Street, Roxbury, for forbidden use and three variances for use of premises for parking of trucks and equipment in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Storage of commercial vehicles at this site is an incompatible use with the stated goals and objectives of the Washington Park South subdistrict of the Roxbury IPOD. Proposal is intrusive to the residential properties and a nuisance to the residents. Site, located at the corner of Washington Street, is visible along that street. Neighbors are opposed.



PARK
ROXBURY STANDOFF
U.S.C. 84.5.2

Z-11150 144-146 THORNTON ST, ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11151

Robert C. Johnson, Jr.
33 East Springfield Street
Boston

Site: Four-story structure

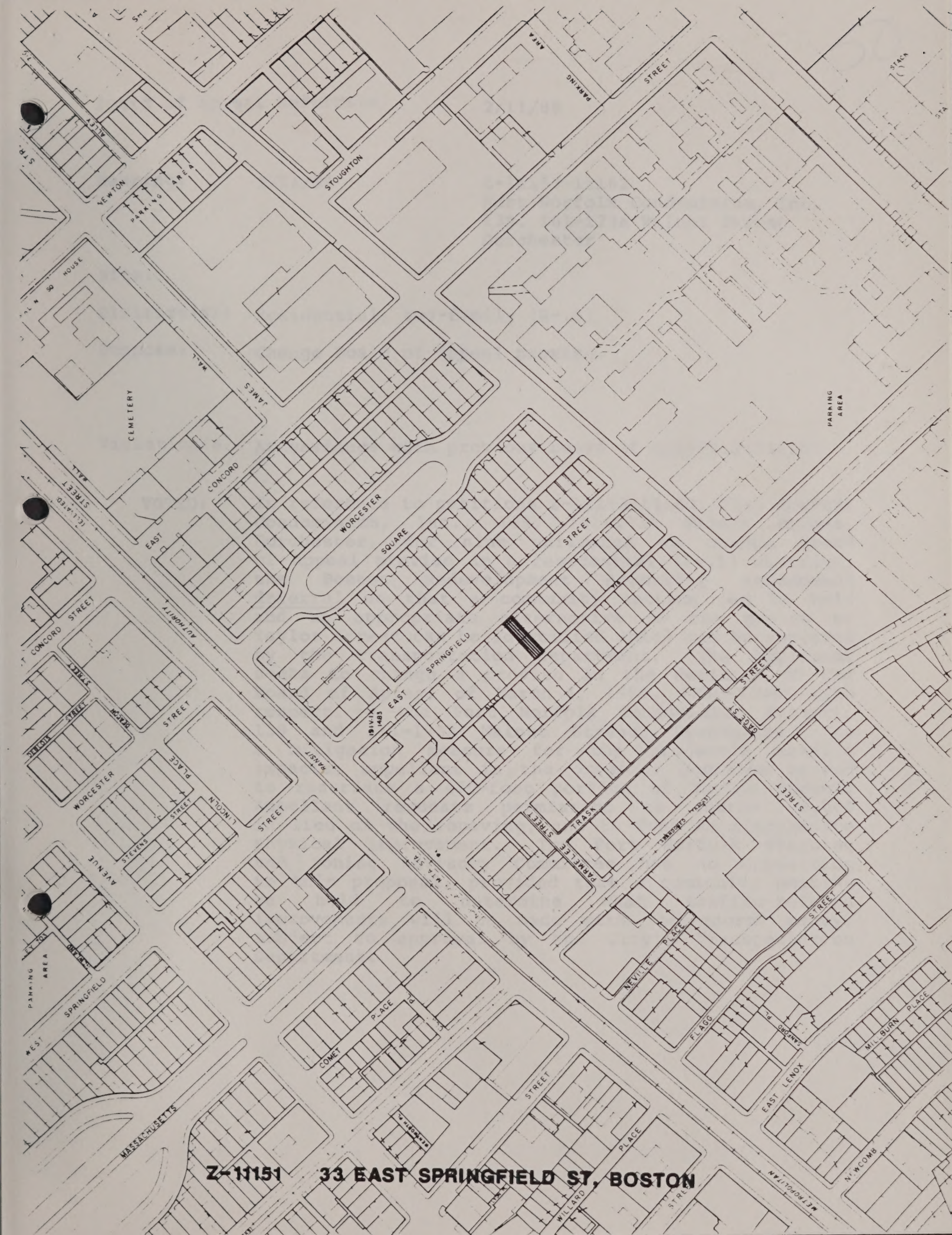
District(s): Apartment (H-2)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is conditional use.

Excessive floor area ratio.

VOTED: In reference to petition Z-11151, Robert C. Johnson, Jr., 33 East Springfield Street, Boston, for conditional use and variance for change of occupancy from three to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only with following provisos: that occupancy does not exceed four apartments; that basement apartment comply with Inspectional Services guidelines for basement units.



Z-11151

33 EAST SPRINGFIELD ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11153-11162
Port Norfolk Condominium, Inc.
139, 161-173A Walnut Street
Dorchester

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change Board of Appeal proviso.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petitions Z-11153-11162, Port Norfolk Condominium, Inc., 139, 161-173A Walnut Street, Dorchester, for nine variances to change Board of Appeal proviso in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral so that a community meeting can be held and an appropriate alternative to the paving of Taylor Street can be identified which can be approved by the Transportation Department. The applicant seeks to change a proviso in the decision of the Board of Appeal of March 4, 1986, (BZC-8046) with respect to the Port Norfolk Condominium Project, 139 and 161-173A Walnut Street, Dorchester. As a mitigation measure for the project's traffic impacts, appellant in the original Decision agreed to resurface a 470-foot portion of Taylor Street. Appellant requests permission to escrow \$5,000 in lieu of the repaving, and to fund an alternative physical improvement. The Port Norfolk Planning and Zoning Advisory Committee has no opposition to this proposal, provided that a community meeting be held to determine what traffic-related improvements will be made with the escrow money, subject to approval by the City's Transportation Department.



Z-11153-11162

139, 161-173A

WALNUT ST, DORCHSTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11164
David Weisman
19-19A Burney Street
Roxbury

Site:

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and store to four apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11164, David Weisman, 19-19A Burney Street, Roxbury, for two variances for change of occupancy from three-family dwelling and store to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement apartment is inappropriate. Residents are concerned about existing parking problems.



2-11164 19-19A BURNLEY ST, ROXBURY

Board of Appeal Referrals

2/11/88

52

Hearing: 2/18/88 Z-11165
Daniel Curll
350 North Street
Boston

Site: Nine-story structure

District(s): Apartment (H-3-55)

Purpose: Erect greenhouse addition to apartment of 37-unit
apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-11165, Daniel Curll, 350 North Street, Boston, for conditional use to erect greenhouse addition to apartment of 37-unit apartment structure in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Greenhouse for seventh floor condominium unit will be located on the Harris Street facade of the nine-story structure with minimal visibility from the street. Appellant has support of other residents of the building.



2-1165

350 NORTH ST. BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11166

Boston Redevelopment Authority
CCBA Limited Partnership
(designated developer)
180-188 Shawmut Avenue, Boston

Site: 16,628 Square feet of land

District(s): Manufacturing (M-2)

Purpose: Erect 8-story 40-unit apartment structure with
underground and surface parking for 28 cars.

Violation(s): Multifamily dwelling is conditional use.

Off-street parking not allowed in front yard nor
within five feet of side lot line.

Excessive floor area ratio.

Insufficient open space, front, side, and rear
yards.

VOTED: In reference to petition Z-11166, Boston
Redevelopment Authority, CCBA Limited Partnership
(designated developer), 180-188 Shawmut Avenue,
Boston, for conditional use and six variances to
erect 8-story 40-unit apartment structure with
underground and surface parking for 28 cars in
a manufacturing (M-2) district, the Boston
Redevelopment Authority recommends deferral.
Appellant must review plans with community and
abutters. Development is presently undergoing
Authority design review.

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11167
Carbones Realty Trust
Evan Pappastathis, Trustee
56A-56 Berkeley Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house and store to
lodging house and restaurant.

Violation(s): Restaurant is forbidden use.

VOTED: In reference to petition Z-11167, Carbones Realty Trust, Evan Pappastathis, Trustee, 56A-56 Berkeley Street, Boston, for forbidden use for change of occupancy from lodging house and store to lodging house and restaurant in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Pizza-sandwich shop is compatible with community and has existed at this location since 1980 under a City Common Victualler License without detriment to the neighborhood.



2-11167 56A-56 BERKELEY ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11168
Flygoe Realty Trust
115 Bolton Street
South Foston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, and rear yard.

VOTED: In reference to petition Z-11168, Flygoe Realty Trust, 115 Bolton Street, South Boston, for five variances to erect one-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment and location of off-street parking be submitted to the Authority for design review approval to reflect the established setbacks and exterior design set by previous development in neighborhood. Zoning violations are similar to existing conditions on Bolton Street.



Z-11168

115 BOLTON ST, SOUTH BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88 Z-11169
John F. Modzelewski
494-496 Commercial Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-55)

Purpose: Erect 1½-story addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition Z-11169, John F. Modzelewski, 494-496 Commercial Street, Boston, for conditional use and variance to erect 1½-story addition to one-family dwelling in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed two-story rooftop addition would add approximately 1,100 square feet of living space to a one-family, owner-occupied building (with commercial space on first floor). Proposed addition would not exceed 55-foot height (and would be slightly higher than adjacent buildings about one to four feet). Second story of proposed addition is set back nine feet from front facade and has decorative gable which extends above roofline. Addition would block two windows in party wall with 490-492 Commercial Street--one small (about 2' x 3') high hall window and one layer window said to be in kitchen. Addition would block some views of waterfront from some windows in buildings at 65-71 Charter Street, which is about sixty feet to the rear. Sunlight should not be greatly affected because 494-496 Commercial Street is to the north. FAR violation has been amended as result of combining parcel to the rear also owned by appellant. Proposal is opposed by abutter at 490-492 Commercial Street (his windows would be blocked) as well as some abutters on Jackson Avenue and Charter Street. Abutter at 498-506 is not opposed. Organized opposition exists throughout the North End reflecting general sentiment against verticle additions. North End Waterfront Neighborhood Council Land Use Subcommittee reviewed proposal at its meeting on February 9, 1988, and voted to oppose it. Appellant should work with abutters (particularly abutter at 490-492 Commercial Street) to explore ways of reducing impact of proposed addition.

C H A R L E S



2-11189 494-406 COMMERCIAL ST, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11170
Eric Holm
11 Ludlow Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11170, Eric Holm, 11 Ludlow Street, Charlestown, for variance to erect rear deck addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Rear open deck enhances existing open space. Rear yard abuts a large park.



Z-11170

11 LUDLOW ST, CHARLESTOWN

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11171
Francis X. McCauley
37 Mather Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; erect
dormer addition.

Violation(s): Insufficient lot area and rear yard.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11171, Francis X. McCauley, 37 Mather Street, Dorchester, for four variances to legalize occupancy as two-family dwelling and erect dormer addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that plans for dormer addition be submitted to the Authority for design review approval; that second dwelling unit contain only one bedroom and not occupy more than 30 percent of the gross square footage of the structure. No record of legal occupancy. Conversion will not impact neighborhood adversely, rather division of large structure into two living units will allow appropriate usage of this home.



2-11171 37 MATHER ST, DORCHESTER

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11172 & Z-11184
Anthony Palumbo
36 & 38 Maplewood Street
West Roxbury

Site: 1½-Story structures

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petitions Z-11172 & Z-11184, Anthony Palumbo, 36 & 38 Maplewood Street, West Roxbury, for two forbidden uses for change of occupancy from one- to two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversions are inconsistent and incompatible with predominantly single-family neighborhood and would establish an unwanted precedent.

Z-11172-11184

36-38 MAPLEWOOD ST, WEST ROXBURY

60

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11173

Barry Hoffman, Trustee
755 Boylston Street
Boston

Site: Eight-story structure

District(s): General business (B-6-90A)

Purpose: Erect addition to office, retail, and restaurant structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11173, Barry Hoffman, Trustee, for variance to erect addition to office, retail, and restaurant structure in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends denial without prejudice. ~~The Boylston Street Citizens' Review Committee, created to revise the Boylston Street zoning, has not yet reviewed the project. Additional plans will also need to be submitted to the Authority for a thorough design review of the project.~~

as amended

approval provided that the Boylston Street Citizens' Review Committee has met and approved proposal prior to hearing and consideration by Board of Appeals.

61

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11178

Kwong Yuet Sim Lee
263 Shawmut Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

VOTED: In reference to petition Z-11178, Kwong Yuet Sim Lee, 263 Shawmut Avenue, Boston, for conditional use for change of occupancy from three- to four-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase by appellant in 1970.

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11181
John R. Kelly
1520 Columbia Road
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Extend ice cream-sandwich shop from six-month to year-round occupancy.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-11181, John R. Kelly, 1520 Columbia Road, South Boston, for forbidden use to extend ice cream-sandwich shop from six-month to year-round occupancy in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The appeal for this take-out food shop is to change the seasonal (six months) use to a year-round use. Shop is located in a residential district and is surrounded entirely by residential properties. The use severely impacts the neighborhood during the summer with loitering, noise, traffic, and rubbish. Appeal to change the seasonal permit was denied by Board of Appeal in March of 1981 and the negative impacts which led to the original dismissal have not changed. Neighborhood is vehemently opposed to the extension of the occupancy to a year-round use.

63

Board of Appeal Referrals

2/11/88

Hearing: 2/18/88

Z-11187
John M. Price
4 Buchanan Road
West Roxbury

Site:

District(s): Single-family (S-.5)

Purpose: Erect addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11187, John M. Price, 4 Buchanan Road, West Roxbury, for variance to erect addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval with respect to blending the new addition with the existing extension in terms of height, roofline, and building materials. Proposed addition does not significantly alter the configuration of the existing structure nor does it present an intrusion upon abutting properties.

Z-11187

4 BUCHANON RD, WEST ROXBURY

64

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11190
Bonnie B. LaVoie
422 Sumner Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11190, Bonnie B. LaVoie, 422 Sumner Street, East Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Two-family dwelling is compatible with multifamily Jeffries Point area.



Z-11190

422 SUMNER ST, EAST BOSTON

65

Board of Appeal Referrals

2/11/88

Hearing: 2/23/88

Z-11191
Edna Jones
151 Crawford Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch of two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11191, Edna Jones, 151 Crawford Street, Roxbury, for two variances to enclose rear porch of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment be submitted to the Authority for design review approval. Porch will not encroach abutting property.

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11192
Richard M. DeNicola, Trustee
2991 Washington Street
Roxbury

Site: Four-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11192, Richard M. DeNicola, Trustee, 2991 Washington Street, Roxbury, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral until appellant meets with Roxbury Planning and Zoning Advisory Committee.



Z-11192

2991 WASHINGTON ST, ROXBURY

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11193
Phyllis D. Bluhm
8 Dresden Street
Jamaica Plain

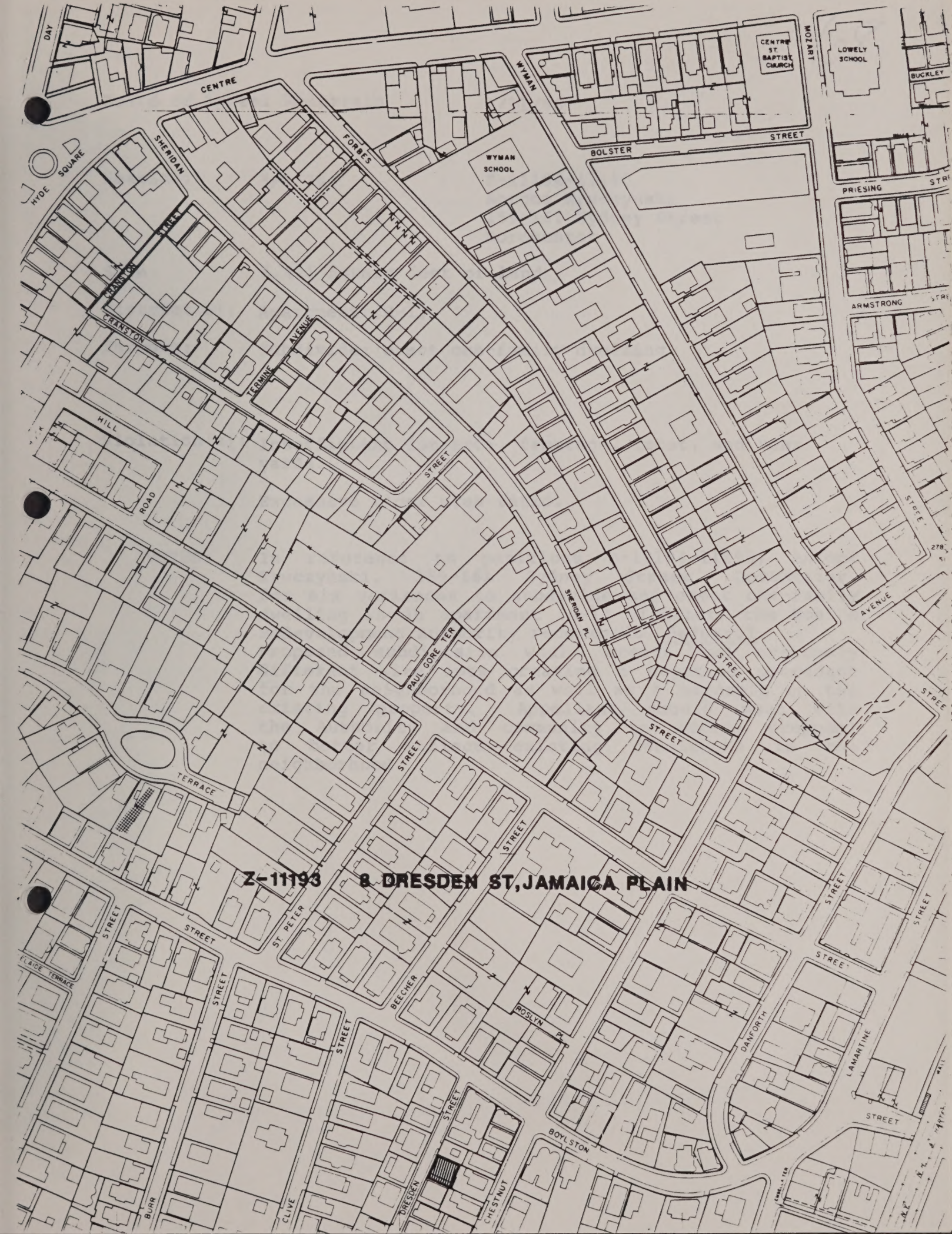
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Extend first-floor apartment into basement of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11193, Phyllis D. Bluhm, 8 Dresden Street, Jamaica Plain, for variance to extend first-floor apartment into basement of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that three-family occupancy not be increased; that basement space comply with Inspectional Services Department guidelines for basement apartments.



Z-11193 8 DRESDEN ST, JAMAICA PLAIN

68

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88 Z-11194-11195
Antoni Kruczynski
159-161 Sydney Street
Dorchester

Site: 5,425 Square feet of land

District(s): Apartment (H-1)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, frontage, front, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11194-11195, Antoni Kruczynski, 159-161 Sydney Street, Dorchester, for six variances to subdivide and erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Proposed subdivision would create two extremely different size lots creating a negative precedent for the neighborhood as well as a hardship on the existing property. Appellant should meet with the Authority and community to refine proposal to better reflect existing conditions in the neighborhood.



Z-11194-11195 159-161 SYDNEY ST, DORCHESTER

Board of Appeal Referrals

2/11/88

69

Hearing: 3/1/88 Z-11197-11198
Donald Corey, Trustee
691-697R Massachusetts Avenue &
63-69 Northampton Street
Boston

Site: Parking lots

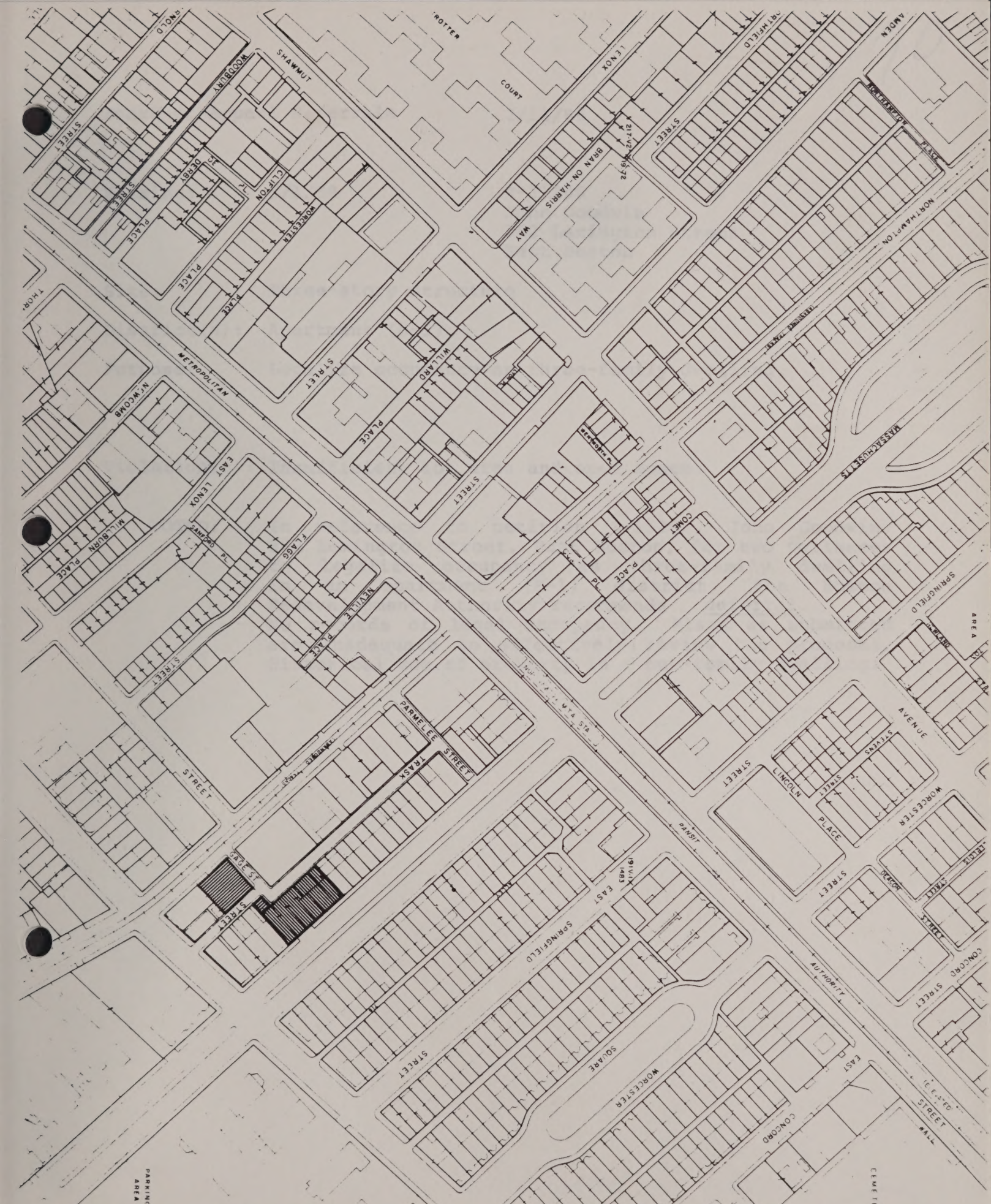
District(s): Apartment (H-2) and Manufacturing (M-1)

Purpose: Continue use of parking lots for fee (48 cars).

Violation(s): Parking lots are conditional and forbidden uses.

At variance with previous Board of Appeal decision.

VOTED: In reference to petitions Z-11197-11198, Donald Corey, Trustee, 691-697R Massachusetts Avenue & 63-69 Northampton Street, Boston, for forbidden use, conditional uses, and two variances to continue use of parking lots for fee (48 cars) in an apartment (H-2) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that use terminate on December 31, 1989; that appellant maintain lots free of debris at all times; that appellant provide accommodations to neighborhood residents allowing them to park for a lower monthly rate from rate charged to those using lot commercially.



Z-11197-11198 63-69 NORTHAMPTON ST & 691-697(R) MASSACHUSETTES AVE, BOSTON

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11200
John Goodwin
202 Lexington Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-11200, John Goodwin, 202 Lexington Street, East Boston, for two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. No records of legal occupancy. Plans as submitted are inadequate to effectively review the proposal. Historical use of property is a one-family dwelling.



2-11200 202 LEXINGTON ST, EAST BOSTON

41

Hearing: 3/1/88 Z-11227
Putnam Realty Trust
One Putnam Avenue
Boston

Site: 1,480 Square feet of land

District(s): Apartment (H-2-65)

Purpose: Erect two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-11227, Putnam Realty Trust, One Putnam Avenue, Boston, for four variances to erect two-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located between West Cedar and Charles Streets on land that appears to be the rear yard of 80-82A West Cedar Street. Access to the site is restricted to Putnam Avenue, which is a narrow pedestrian way for most of its length. At the Charles Street end, Putnam Avenue passes beneath 135 Charles Street and is accessible to vehicles. Cars are often parked here and a gate, which is usually closed at night, controls access. Due to the density of development in the area and limited access to the site, it is important that side yard and FAR requirements, in particular, be met and that construction-related issues be worked out with abutters. Beacon Hill Civic Association as well as many abutters are opposed to the project.



Z-11227

1 PUTNAM AVE, BOSTON

Board of Appeal Referrals

2/11/88

72

Hearing: 3/1/88 Z-11228
Pentecostal Church
68 Day Street
Jamaica Plain

Site: Three-story structure

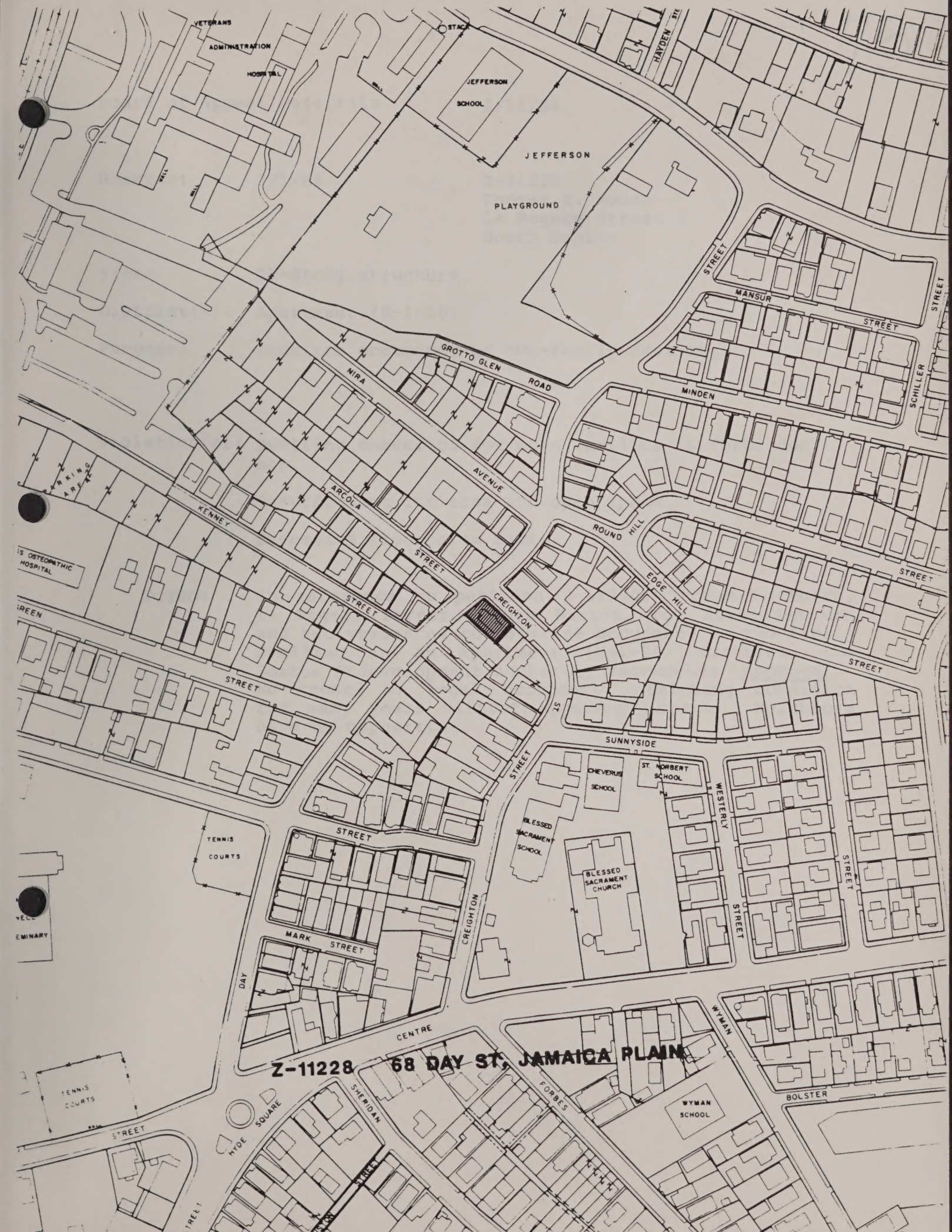
District(s): Residential, three-family (R-.8)

Purpose: Erect two-story addition to church.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-11228, Pentecostal Church, 68 Day Street, Jamaica Plain, for two variances to erect two-story addition to church in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing addition for church auditorium and pastoral residence is located less than five feet from abutting residences blocking light and air to the structure. No parking is available.



VETERANS
ADMINISTRATION
HOSPITAL

JEFFERSON
SCHOOL

PLAYGROUND

GROTTO GLEN
ROAD

MANSUR
STREET

MINDEN
STREET

IS OSTEOPATHIC
HOSPITAL

GREEN
STREET

STREET

TENNIS
COURTS

STREET

MARK
STREET

CENTRE

Z-11228

68 DAY ST, JAMAICA PLAIN

HIDE
SQUARE

SHERIDAN
STREET

FORBES
STREET

WYMAN
SCHOOL

BOLSTER
STREET

WYMAN
STREET

WESTERN
STREET

ST. NORBERT
SCHOOL

CHEVERUS
SCHOOL

BLESSED
SACRAMENT
SCHOOL

BLESSED
SACRAMENT
CHURCH

SUNNYSIDE

EDGE HILL
STREET

ROUND HILL
STREET

CREIGHTON
STREET

STREET

ARCOLA
STREET

AVENUE

NIRA
STREET

73

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11230

Thomas A. Moore
14 Rogers Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

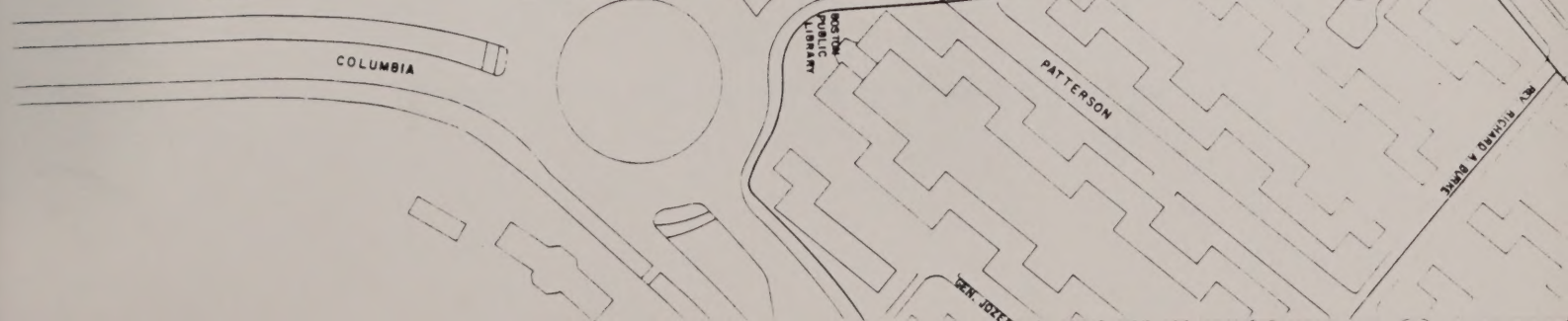
Excessive floor area ratio.

VOTED: In reference to petition Z-11230, Thomas A. Moore, 14 Rogers Street, South Boston, for forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for many years without apparent impact. Neighbors have no opposition.



Z-11230

14 ROGERS ST, SOUTH BOSTON



Board of Appeal Referrals

2/11/88

74

Hearing: 2/23/88

Z-11231

Thomas B. Francis, Jr.
83 Lonsdale Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11231, Thomas B. Francis, Jr., 83 Lonsdale Street, Dorchester, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Neighborhood is extremely congested. Conversion is inappropriate and unwanted. Appellant would be creating a third unit in space which has been utilized by the two existing units. Neighbors are opposed.



Z-11231

83 LONSDALE ST, DORCHESTER

75

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11232
Michael Modica
191 Falcon Street
East Boston

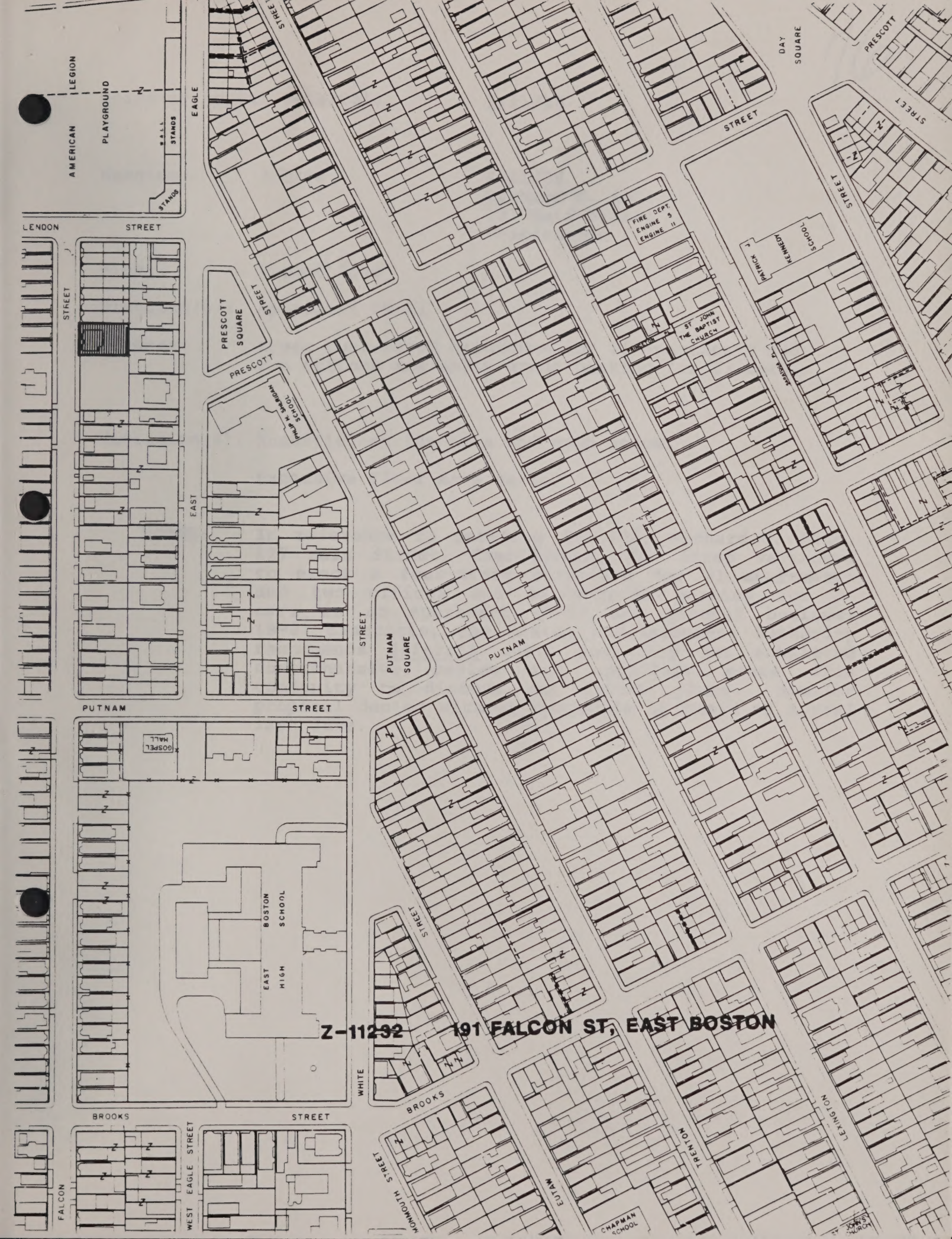
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-11232, Micheal Modica, 191 Falcon Street, East Boston, for variance to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Two-family occupancy consistent with predominantly one- and two-family neighborhood. Enclosure of rear porches.



Z-11292 191 FALCON ST, EAST BOSTON

170

Hearing: 3/1/88

Z-11236
Richard C. Held
127 Main Street
Charlestown

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect four-story structure for 21 apartments and
two offices and below-grade parking for 23 cars.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11236, Richard C. Held,
127 Main Street, Charlestown, for three variances
to erect a four-story structure for 21 apartments
and two offices and below-grade parking for 23
cars in an apartment (H-1) and general business
(B-2) districts, the Boston Redevelopment Authority
recommends deferral until Authority has completed
comprehensive review and appellant meets with
community to discuss and review plans. Similar
proposal denied without prejudice by Board of Appeal
last June.



PHIPPS STREET
CEMETERY

FREDERICK D. EMMONS
PLAYGROUND

Z-11236 127 MAIN ST, CHARLESTOWN

177

Board of Appeal Referrals

2/11/88

Hearing: 3/1/88

Z-11237

James A. & Ann S. Baecker

29 Ocean Street

Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect three dormer additions to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-11237, James A. & Anna S. Baecker, 29 Ocean Street, Dorchester, for two variances to erect three dormer additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to dormers maintaining architectural integrity of neighborhood be submitted to the Authority for design review approval. Needed space for growing family.



Z-11237

29 OCEAN ST, DORCHESTER

78

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88

Z-11238
Andrew B. Constantine
21 Charter Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from 12 to 16 apartments.

Violation(s): Dwelling converted for more families is conditional use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-11238, Andrew B. Constantine, 21 Charter Street, Boston, for conditional use and two variances for change of occupancy from 12 to 16 apartments in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Appellant proposes to add four basement units which would range from 336 to 534 square feet (three studios and one one-bedroom apartment). Upper floors of building have at lease three studios of 420 feet each and three one-bedroom units at 460 feet each. Increasing density by 25 percent is not desirable in this congested neighborhood. Fewer, larger units would be preferable.



PVT. JOHN
DEFILIPPO
PLAYGROUND

NORTH END
PLAYGROUND

Z-41238

21 CHARTER ST, BOSTON

552H-1

79

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88 Z-11239
Buttonwood Associates
101-109 State Street
Boston

Site: Five-story structure

District(s): General business (B-10)

Purpose: Change occupancy from office, office supplies,
and two stores to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11239, Buttonwood Associates, 101-109 State Street, Boston, for conditional use for change of occupancy from office, office supplies, and two stores to same and restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the proponent maintain sidewalk free from restaurant refuse; that all deliveries take place from Doane Street and not between the hours of 7:00 to 9:00 a.m. and 3:30 to 6:00 p.m.; and that plans be submitted to the Authority for design review approval. The Authority believes that the clientele for this Souper Salad Restaurant will be almost exclusively persons already downtown working in the financial district, who, rather than driving, will walk to and from the proposed restaurant, thereby sufficiently mitigating the transportation impacts of said use.



Z-11239 101-109 STATE ST, BOSTON

86

Board of Appeal Referrals

2/11/88

Hearing: 3/10/88

Z-11240
Devonshire Associates
80-82 Summer Street
Boston

Site: Five-story structure

District(s): General business (B-10)

Purpose: Change occupancy from electrical and engineering school to offices, stores, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11240, Devonshire Associates, 80-82 Summer Street, Boston, for conditional use for change of occupancy from electrical and engineering school to offices, stores, and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with provisos: that the proponent maintain sidewalk free from restaurant refuse; that deliveries do not take place between 7:00 to 9:00 a.m. and 3:30 to 6:00 p.m.; and that plans be submitted to the Authority for design review approval. Otherwise, the restaurant, Souper Salad, is compatible with surrounding uses in the area. The City Transportation Department is not in opposition to this proposal.



Z-11240

80-82

SUMMER ST, BOSTON

81

Hearing: 3/10/88 Z-11241
R.P. Properties
Laura E. Wyckoff
773A-773 Tremont Street
Boston

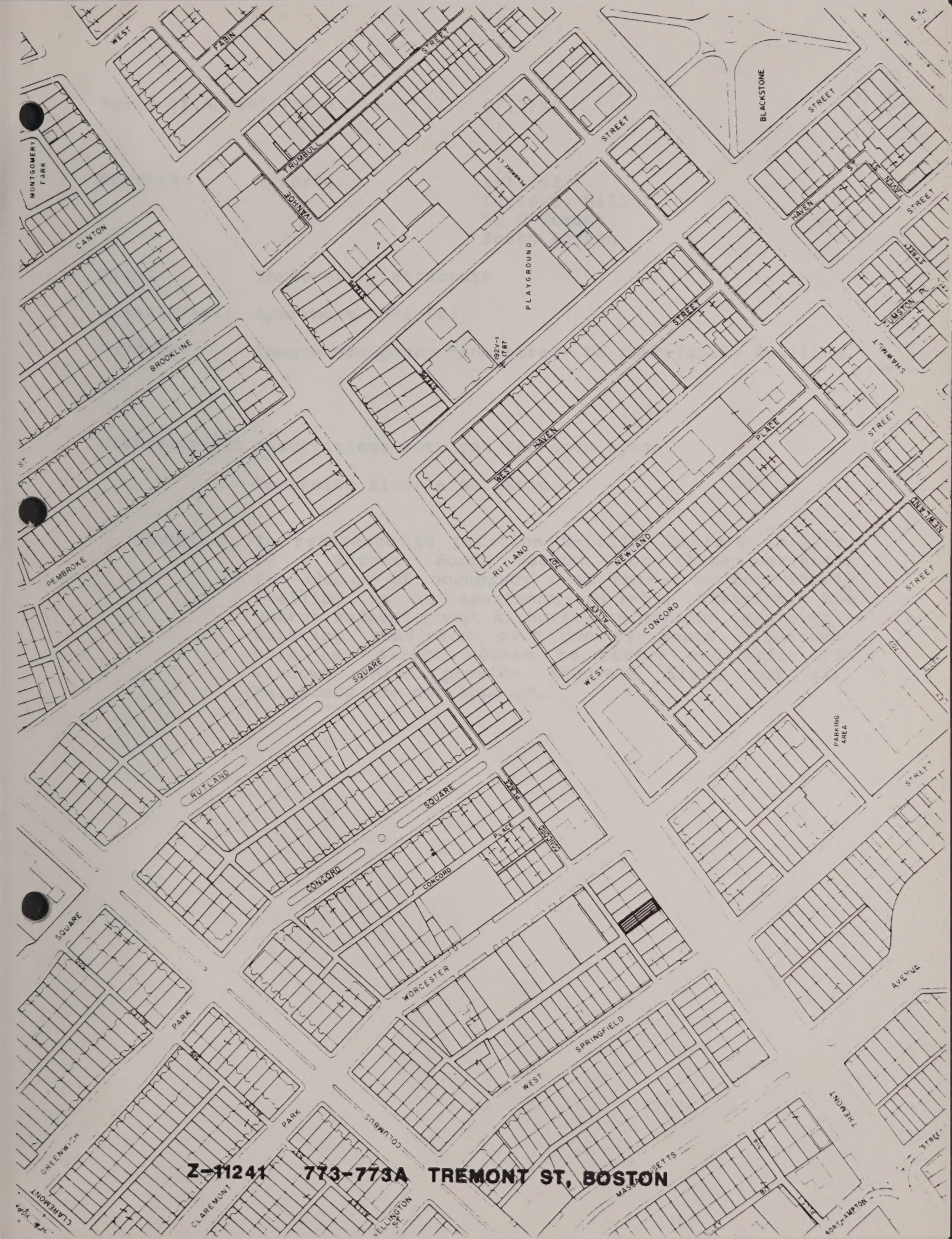
Site: 3½-Story structure

District(s): Local business (L-2)

Purpose: Erect addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11241, R.P. Properties, Laura E. Wyckoff, 773A-773 Tremont Street, Boston, for variance to erect addition to three-family dwelling in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed addition modifies plans which would have developed 1,000 square feet of sub-basement area and created a full shed dormer at rear of residential-retail structure (three-family dwelling and two stores). Plans have approval of Clairmont Neighborhood Association.



Z-11241

773-773A

TREMONT ST, BOSTON

Hearing: 3/10/88

Z-11242
Louis C. Miller
52 O Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-11242, Louis C. Miller, 52 O Street, South Boston, for three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition over twenty years. Basement unit has direct access to street and full size windows which provide adequate light and air. Neighbors are not opposed.



STREET

STREET

BROADWAY

STREET

STREET

SECOND

THIRD

JOHN V. I. 2601

ACADIA STREET

CHRISTOPHER J. LEE PLAYGROUND

EAST

EAST

Z-11242 52 O ST, SOUTH BOSTON

INDEPENDENCE SQUARE

CONVENT

ST BRIGIDS CHURCH (R.C.)

NAZARETH HIGH SCHOOL

ST. MATHIAS THE REDEEMER

FOURTH

LEONARD

SCOTT PLACE

FIFTH

ORLOW TER.

Board of Appeal Referrals

2/11/88

83

Hearing: 3/10/88 Z-11243
4 Liberty Square Associates
Petros Palandjian
112-116 State Street
Boston

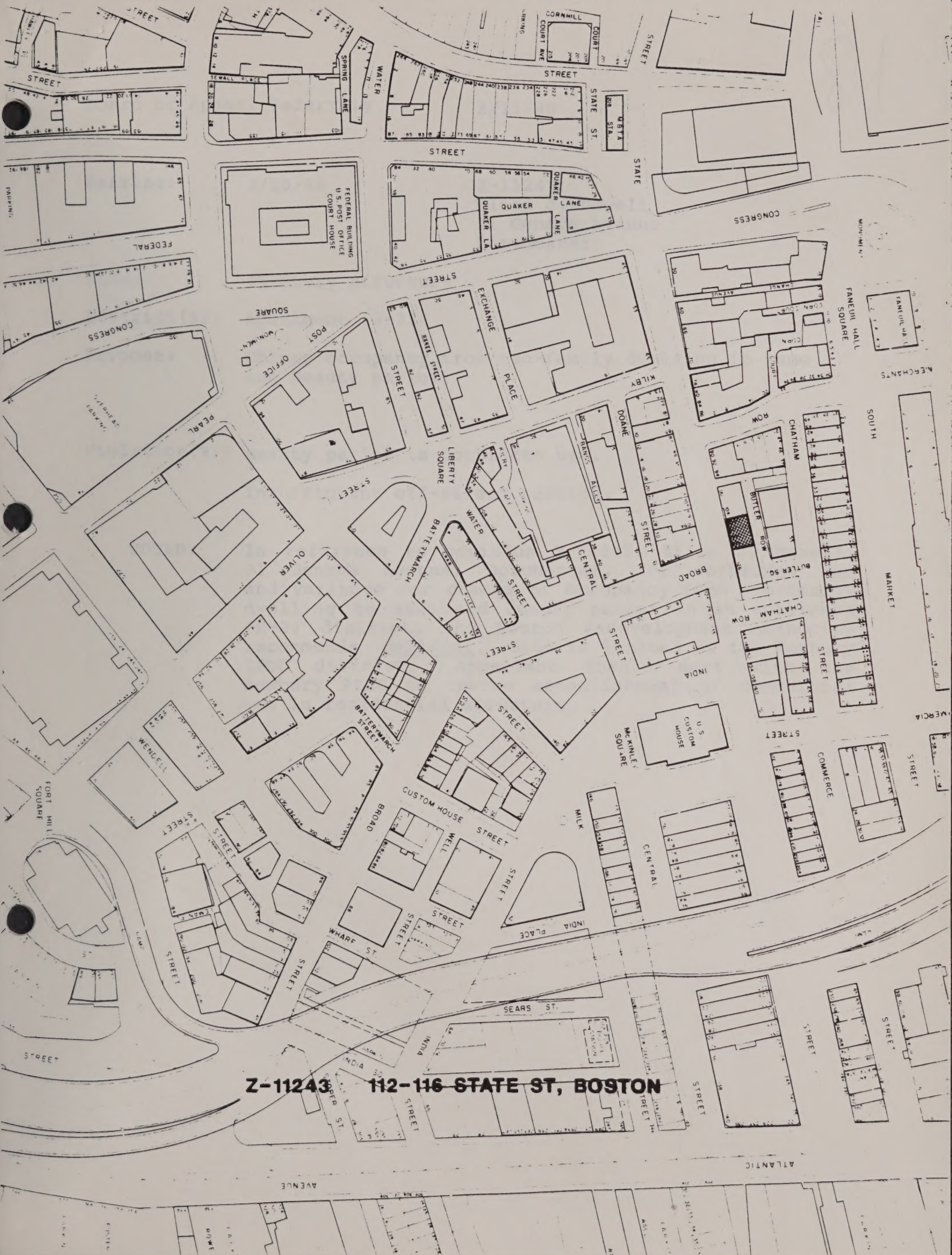
Site: Seven-story structure

District(s): General business (B-8)

Purpose: Change occupancy from offices, stores, and restaurant
to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11243, 4 Liberty Square Associates, Petros Palandjian, 112-116 State Street, Boston, for conditional use for change of occupancy from offices, stores, and restaurant to same and take-out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends deferral until appellant submits plans inclusive of signage to the Authority and Landmarks Commission for review of Dunkin' Donuts take-out restaurant.



Z-11243 112-116 STATE ST, BOSTON

Board of Appeal Referrals

2/11/88

84

Hearing: 3/10/88

Z-11245
Eliza J. Newell
91 Geneva Avenue
Dorchester

Site: 2½-Story structure

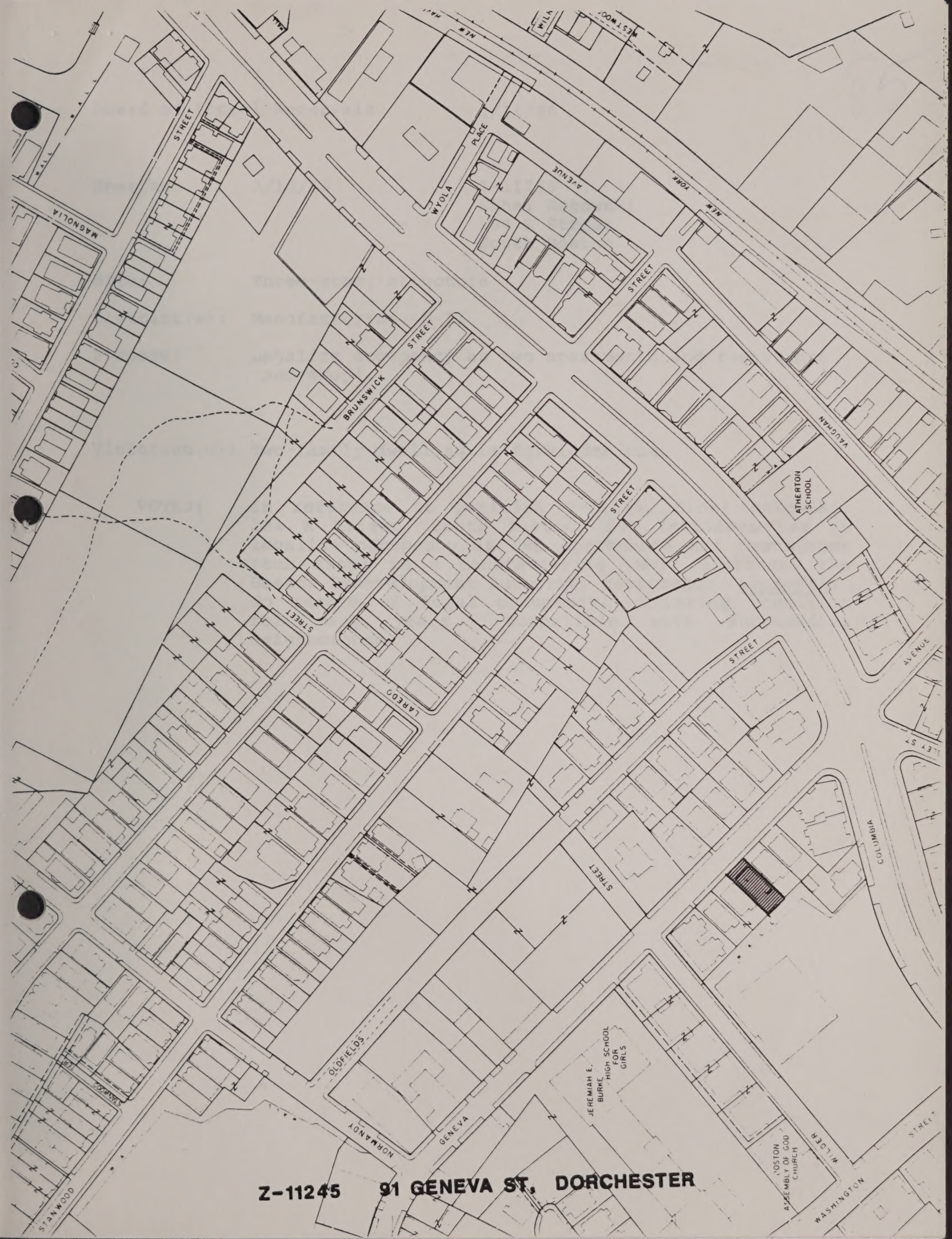
District(s): Apartment (H-2)

Purpose: Change occupancy from two-family dwelling to same
and beauty parlor.

Violation(s): Beauty parlor is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-11245, Eliza J. Newell,
91 Geneva Avenue, Dorchester, for forbidden use
and variance for change of occupancy from two-family
dwelling to same and beauty parlor in an apartment
(H-2) district, the Boston Redevelopment Authority
recommends deferral. Site is located in the Roxbury
IPOD district. Appellant should meet with the
Roxbury PZAC to review establishment of commercial
use in residential structure.



Z-11245 91 GENEVA ST, DORCHESTER

Board of Appeal Referrals

2/11/88

85

Hearing: 3/10/88

Z-11246
Ethel Rekowski
134 K Street
South Boston

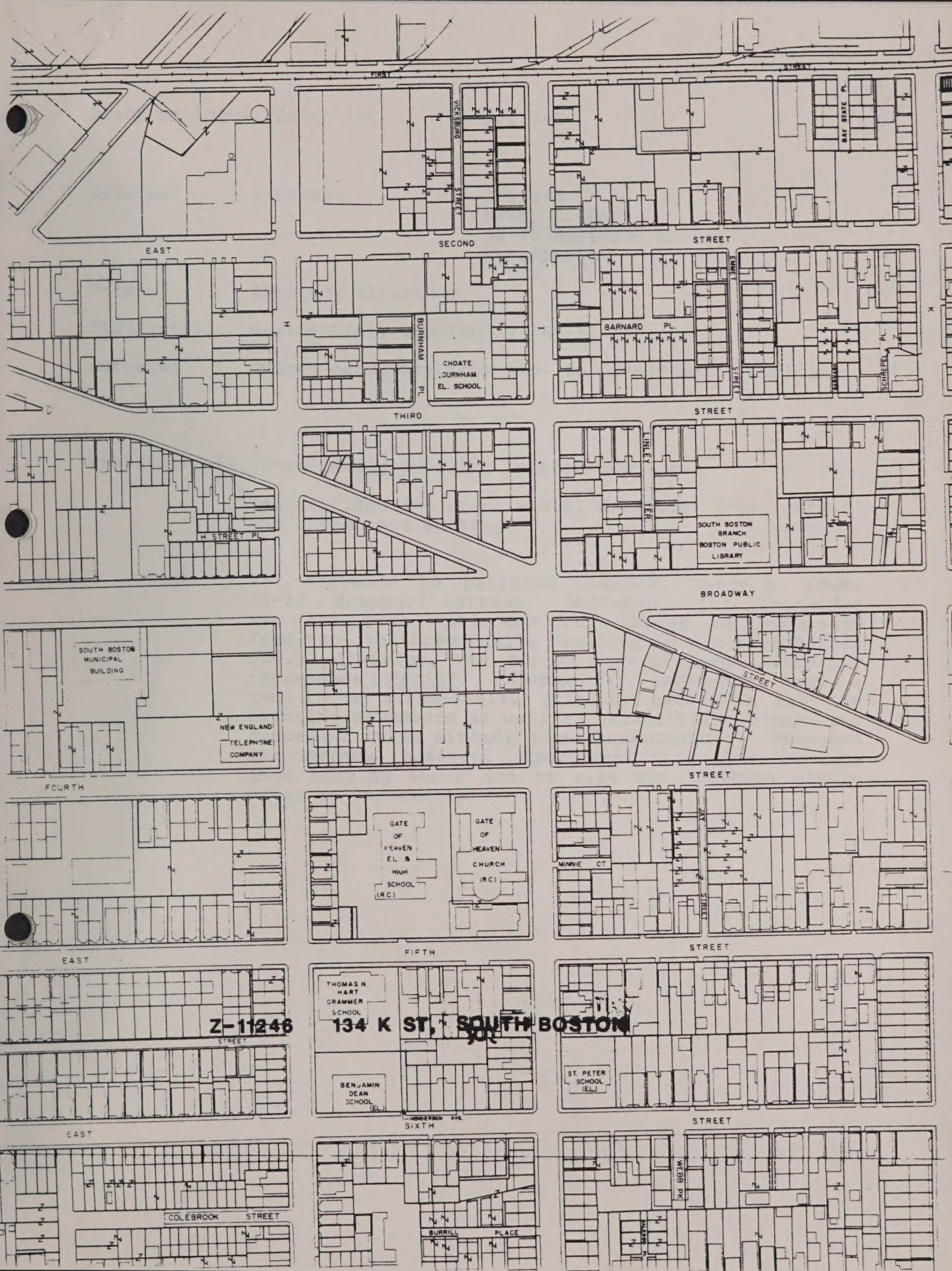
Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as two apartments and restaurant
(sub shop).

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-11246, Ethel Rekowski, 134 K Street, South Boston, for forbidden use to legalize occupancy as two apartments and restaurant (sub shop) in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for many years. Compatible with surrounding neighborhood.



Z-11246

134 K ST, SOUTH BOSTON

Board of Appeal Referrals

2/11/88

86

Hearing: 3/10/88

Z-11248
Nancy B. Cook
38-40 Rosewood Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front yard,
and off-street parking.

VOTED: In reference to petition Z-11248, Nancy B. Cook, 38-40 Rosewood Street, Mattapan, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Change of occupancy from a two- to a three-family unit is excessive for the existing structure as well as establishing a negative precedent in an already dense neighborhood. Proposed one-bedroom basement apartment does not promote good housing stock due to size and location within existing structure.



Z-11248

38-40 ROSEWOOD ST

MATTAPAN

Board of Appeal Referrals

2/11/88

87

Hearing: 3/10/88

Z-11251
Dennis J. Dempsey
49 Saybrook Street
Brighton

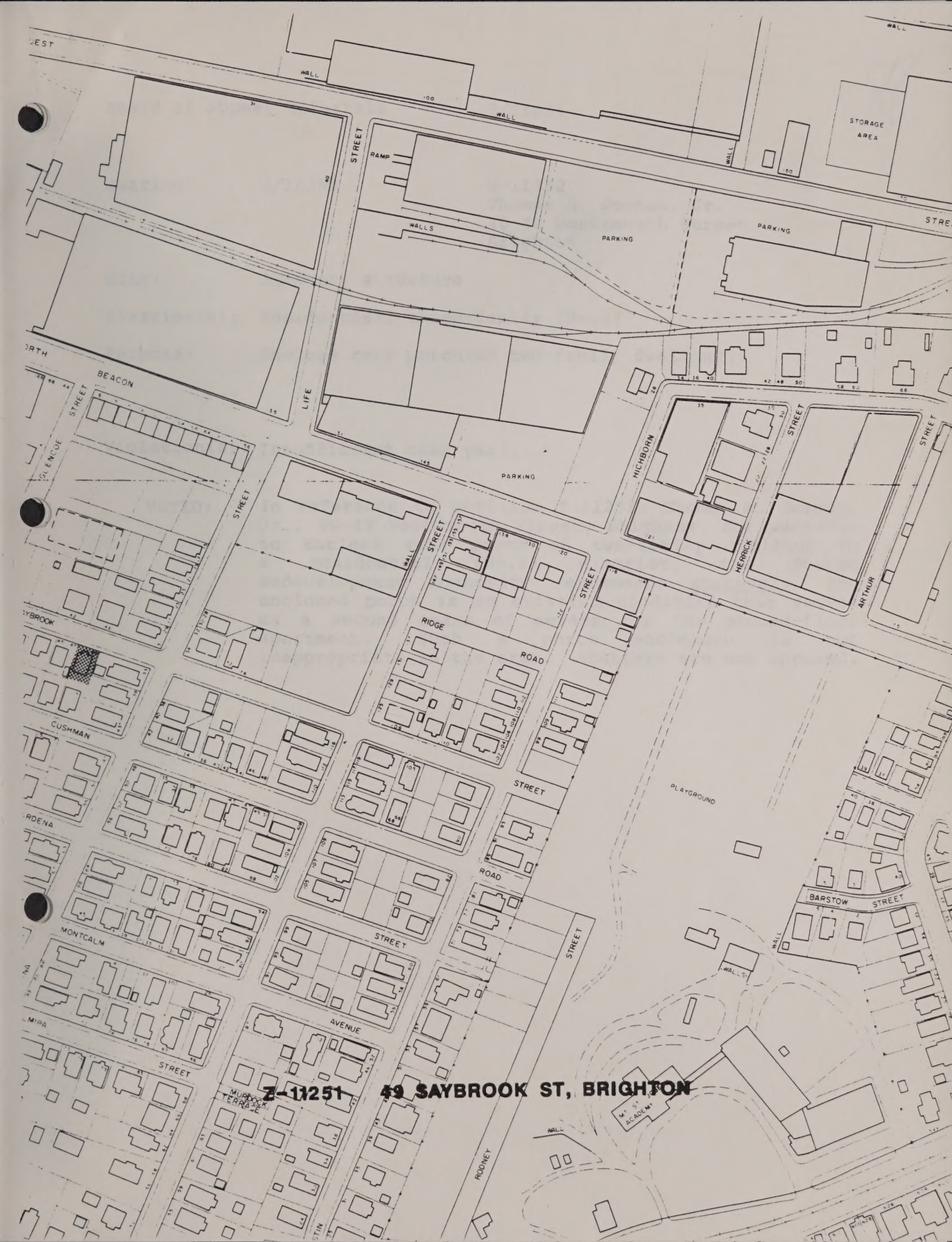
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11251, Dennis J. Dempsey, 49 Saybrook Street, Brighton, for two variances to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Size and placement present access and fire hazard problems. Proposed deck immediately abuts rear property line.



2-11251

49 SAYBROOK ST, BRIGHTON

Board of Appeal Referrals

2/11/88

SS

Hearing: 3/10/88

Z-11252
Thomas A. Gorman, Jr.
40-42 Portsmouth Street
Brighton

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porch of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11252, Thomas A. Gorman, Jr., 40-42 Portsmouth Street, Brighton, for variance to enclose rear porch of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The enclosed porch is an existing condition that serves as a second means of egress for the second-floor apartment. Such a porch enclosure is not inappropriate in the area. Abutters are not opposed.



2-11252

40-42 PORTSMOUTH ST

BRIGHTON

Board of Appeal Referrals

2/11/88

89

Hearing: 3/10/88

Z-11254
Charles R. Kleinsmith
1-3 Regent Circle
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11254, Charles R. Kleinsmith, 1-3 Regent Circle, Jamaica Plain, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Predominantly one-family street. Proposal would set a negative example.

POND

(ALSO KNOWN AS JAMAICAWAY)

CHILDRENS MUSEUM

BURROUGHS

ALBANY ORTHODOX ST. MARY'S

AGASSIZ

ELIOT PL

NEWSOME

PRIVATE WAY

HOLBROOK

ALDORTH

JAMAICAWAY

GOODRICH

ROAD

ROAD

POND

OUR LADY OF THE WAY CONVENT

STREET

MYRTLE

MYRTLE

GROVENOR RD

GROVENOR ROAD

FIRST BAPTIST CHURCH

STREET

POST OFFICE

FIRE HOUSE

STREET

AGASSIZ GRAMMAR SCHOOL

STREET

THOMAS STREET

PARKING AREA

HARRIS

Z-11254 1 & 3 REGENT CIRCLE, JAMAICA PLAIN

Board of Appeal Referrals

2/11/88

Hearings: 2/23/88

Z-11100
Michael J. Capizzi
Planning and Development
Corporation
108 Kilbarnock Street
Fenway

Site: Vacant land

District(s): Apartment (H-2) and local business (L-2)

Purpose: Erect 8-story, 116 units condominium building
with 116 underground parking spaces.

Violations: Floor area ratio and open space

Five separate yard variances

Traffic visibility and parapet setback

Off street parking and grade levels

VOTED: In reference to petition Z-11100, Michael J. Capizzi Planning and Development Corporation, 108 Kilbarnock Street, Fenway, for eleven variances to erect an 8-story, 116 unit condominium with 116 underground parking spaces in an apartment (H-2) and a local business (L-2) district, the Boston Redevelopment Authority recommends deferral. The developer will resubmit to the Authority a revised plan for a 7 and 8-story building which brings the building height and cornice line more closely in alignment with adjoining buildings, and a plan to provide 10% of the units at affordable levels. The developer must meet with the community to seek their input into the modified proposal.



Z-11100

108 Kilbarnock Street Boston